City of PIQUA

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, MAY 13, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER

Vice Chairman Mr. Eddie Harvey called the meeting to order at 6:00PM. Mr. Harvey outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Terry Wright, Micah Underwood, Eddie Harvey

Absent: Brad Bubp, Adam Seas

A motion was made by Mr. Harvey and seconded by Mr. Wright to excuse Mr. Seas and Mr. Bubp. All in favor, motion passed.

APPROVAL OF MINUTES

A motion for approval of the April 8, 2025 Planning Commission Meeting with minor corrections was made by Mr. Wright and seconded by Mr. Underwood. All ayes, motion passed.

NEW BUSINESS

Resolution PC 11-25 – A resolution to recommend a replat of inlots 8698-8705 in Indian Ridge, Section #6.

Mr. Chad Henry, City Planner, gave the staff report. He noted the intent of the request is to replat the existing lots into five larger single lots. These lots were originally meant for duplexes but are being replatted into larger lots intended for single family construction. He noted the surrounding similar land uses and recommended approval of the resolution.

Douglas Smith, 3200 Cherokee Drive, noted his appreciation for being notified about the meeting. He stated he was originally concerned, but based on the discussion at the meeting was supportive of the request.

There was no additional public comment.

Mr. Underwood made a motion to approve the resolution. Mr. Wright seconded the motion. The motion was approved 3-0. This case will be recommended for approval to the City Commission, which will hear the recommendation at their next regularly scheduled meeting.

Resolution PC 12-25 – A resolution to recommend a Planning Commission member to serve a one-year term on the Board of Zoning Appeals

Mr. Henry noted that annually the Planning Commission appoints a member to serve on the Board of Zoning Appeals. Mr. Wright motioned to appoint Mr. Seas and Mr. Underwood seconded. All ayes, the motion passed. Mr. Seas will serve as the Planning Commission representative on the Board of Zoning Appeals through March, 2026.

Resolution PC 13-25 – A resolution to propose amendments to the Zoning Ordinance Text

Mr. Kyle Hinkelman, Community Services Director, spoke about the proposed changes to the Development Code. He noted that the intention of the discussion is to walk through the proposed language and then look for additional discussion and potential approval in the following month. He detailed the proposed creation of the planned development district language, which would create two new zoning districts – Planned Residential District (PD-R) and Planned Mixed-Use District (PD-MUD) under Section 2.10. He continued to detail the process associated with these districts as well as each potential section within the code and the language associated.

Mr. Wright asked if this replaced any existing districts or codes. Mr. Hinkelman responded that these would be new districts and not replace any existing districts. He continued that this language would not require anyone in the community to be forced into either of these zoning districts but would allow future developers to request a zoning map amendment to utilize these districts to provide flexibility on their site.

Mr. Underwood asked if this would help solve the problem that occurred at the previous meeting with Sunset meats. Mr. Hinkelman noted that it could potentially be utilized in that scenario, but it would be more likely at a larger scale, similar to the Home Depot area, or where a developer has a larger property with mixed-uses. He continued that although the city doesn't have a developer who is requesting either zoning district at this time, he anticipates that there will be developers who will request to place their properties within the new districts to provide them additional flexibility.

Mr. Wright asked if other communities have similar code language and Mr. Hinkelman noted that there were very few communities who didn't have similar language already in their code. He reiterated that this would provide more flexibility for developers to choose to enter into the district and go through the approval process.

Mr. Underwood made a motion to table the resolution to the June meeting and Mr. Wright seconded the motion. All ayes, the motion to table to the June meeting passed.

OTHER BUSINESS

None.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Mr. Wright to adjourn the meeting seconded by Mr. Harvey to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:29 PM.