

CodePIQUA

February 2018: Stakeholder Meeting Notes

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MEETING SCHEDULE

Mon, Feb 12, 2018

8:00 AM	Steering Committee	Winans
1:00 PM	Infrastructure	MGC Admin
2:30 PM	Bicycling/Outdoor Recreation	MGC Admin
4:00 PM	Neighborhood	MGC Admin
6:00 PM	Citizen Advisory Committee	MGC Admin

Tues, Feb 13, 2018

8:00 AM	Downtown	MGC Commission Chambers
9:30 AM	Health and Safety	MGC Commission Chambers
11:00 AM	Permit Services	MGC Commission Chambers
1:00 PM	Developer	MGC Commission Chambers
2:30 PM	Housing	MGC Commission Chambers
4:00 PM	Business	MGC Commission Chambers
6:00 PM	Public Kickoff Meeting	MGC Commission Chambers

Wed, Feb 14, 2018

8:00 AM	Remaining Staff	MGC Commission Chambers
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MONDAY, FEBRUARY 12, 2018

Steering Committee

Amy Havenar	City Engineer
Chris Schmiesing	City Planner
Gary Huff	City Manager
Justin Sommer	Economic Development Director
Aaron Morrison	Code Compliance Coordinator

Review of project schedule, tasks and deliverables and discussion about current projects and existing planning documents.

Infrastructure

Ben Wilthesis	ODOT
Bob Graeser	City of Piqua
Brian Brookhart	Public Works
Doug Harter	Public Works
Brent Pohlschneider	Fire Chief
Bruce Jamison	Police Chief
Marty Grove	Deputy Police Chief
Dean Burch	Information Technology
Beth Cain	Piqua Schools
Kim Lahman	MVRPC

- ODOT
 - Paving program
 - New roundabout
 - Protected bike lane over the river
 - 2035/2040 Widening of 75
 - In “preservation mode”
- Piqua Schools
 - Sidewalks, buses, walking path along Looney
- Police Chief
 - Truck route, need official map, signage – give us a truck route
- Fire Chief
 - New Downtown station. Location not finalized yet
 - East station – one or two stations?
 - Troy has 3 stations
 - Sidney has 2 stations
 - Both places have the same amount of staff as Piqua
 - Most calls are for EMS – 80%
 - Very active – often have multiple calls
 - Very adaptable, specialty trained
 - Disinvestment in housing not really a fire problem
 - There are some structural issues with neglected houses
- Regional Planning Commission
 - Existing bike system, increasing connectivity a plus
 - No hot issues
 - Would like to see more protected bike lanes

- Information Technology
 - As a resident, we need to a better job at connecting the bike path to things – downtown, neighborhoods, make more pedestrian-friendly
 - Importance of signage, need to know what is there

- Public Works
 - Crosswalk problems –no one yields to pedestrians, especially downtown.
 - Getting west to east – traffic difficult – major routes have too many cars – 3-4pm is a bad time
 - Sight distance – so large there would be no ability for on-street parking – need to be reasonable

- Miscellaneous
 - City doesn't plow alleys – 28 miles of alley in the city
 - ATV deliveries at Christmas
 - Medical Marijuana – dealt with the issue by banning everything

Bicycling/Outdoor Recreation

Chris George	
Elizabeth Gutmann	Bike Piqua
Joe Hinds	
Jim Hemmert	Bike Piqua
Kate Hoffman	
Emmy Fabich	Bike Miami Valley

- Missing linkages? Roadside Park (Sidney) to Johnson Farm.
- Indian Ridge - Make more bike-friendly – the future of Piqua is growing up in those neighborhoods.
- The three schools on Looney should have bike facilities.
- Bike Parking?
 - Yes – 12 to 15 private racks out there. Pittsburgh, Denver good examples of cities with bike parking
 - Private requirements - short-term and long-term? Have you seen that? Not locally
 - Example - large institutions with their bike rooms
 - NACTO – fantastic resource for bike infrastructure – would love to see in Transportation Plan
- Mall owners involved in bike summit.
- 225 employees on Fox Drive – participate in bike to work day.
- Times are changing – people will not want to own car in the future.
- City of an aging population – Piqua is very flat so not seeing a lot of E-bikes.
- \$2,000 bike on crappy bike rack – need a safe place to leave your bike.
- Bike service station (fix-it station) behind the city building – hydration is important.
- Bike system map – the loop – City just added 3 miles to the system.
- Also has the east/west – “connectors” – Downtown to the park. Branches out to the loop. How do I get there on a bike safely?
- April 16 – want to draw the proposed bike map, truck route and bicycle infrastructure.
- Why are there so many trucks on Main Street? Truck route policy in place right now is very soft. Not officially designated – allows for local truck trips.

- Police chief is OK with riding bikes on sidewalk in neighborhood – but not on Main Street – don't want to be on Main with all that truck traffic.
- “Sharrow “ markings not popular now in the industry – bikes can take whole lane – cars can't share.
- Montreal – map shows best streets to take on a bike – maybe Piqua needs something like that.
- Homework - What are the barriers stopping you from riding your bike where you want? Bridges, road maintenance? Look at different types of bike facilities.
- Nicklin Ave – great street – great for bikes.
- Cultural Trail – Indianapolis as example.
- Looney Ave could go 3 lanes – would you be comfortable riding your bike on that road? Would you feel comfortable for your child – no!
- Can't get to the trails?
- Categories of riders
 - A – diehard
 - B – 75% of total
 - C – grandma, baby stroller
- We are humans – need to offer people the most direct route for their bikes.
- Bump-outs at YMCA intersection – huge ordeal at the time – now loved.
- It's about creating a bike system.
- Downtown Columbus River – transformative effect – look at it.
- To attract millennials – ask them what they want and then do it.

Neighborhood

Chad Spruance	Caldwell Historic District
Janelle Collier	City of Piqua
Blair Elliot	Echo Lake
Cindy Pearson	Southview Neighborhood
Mary Frances Rodriguez	Caldwell Historic District

- Good development?
 - College Street – old buildings – now see some activity – creating businesses, woodworker, Morris heating and cooling – life in old buildings
 - Good bones
 - Library, Winans, Lock 9 area vision starting to take place
 - Like the concerts downtown – need more programming – Rock Piqua, Christmas on the Green, Horse Parade. Need an anchor – have bike fest - need a regional draw
 - Cracker Barrel is always busy
 - Lighthouse café downtown – supposed to be good
 - Have a new compliance officer
- Bad?
 - A lot of emptiness – run down – high percentage of rentals – not being maintained – draw for low income
 - Too many tattoo parlors – 3 on Main Street – one behind
 - Missing tools being used elsewhere – Troy comparison. Troy has it all – industry, restaurants, thriving downtown
 - Lost several major employers recently
 - Offices downsizing – less employees, less space
 - Tim Horton’s relatively new – empty lot before – bike trail right behind but you can’t get to it
 - Can’t get a good steak in Piqua
- Problems in neighborhoods?
 - Demolition by neglect – disinvestment in housing – rentals more of the problem – saw some stuff that looked uninhabitable
 - Trash, cars parked up on curbs, cars that get left
 - Truck route? Is there a way to move trucks more functionally?
 - Covington Avenue – can take 15 mins to get out of neighborhood
 - Rush hour starts at 5 AM and all those people are coming into Piqua
 - Need to look at the numbers to see if there is a real problem – or is it a perception problem?
 - Transportation Demand Management (TDM)? Modify shift times?
 - Truck route used to come down Ash – removed light – 4-way stop – not a truck route anymore – 4-way stop not necessary – 2-way stop – Ash should go straight through
 - Residential infill? Are the current rules good enough? Design, bulk & mass
 - Folks don’t know the rules really
 - Neighborhood commercial? OK with it – if it fits in

- Roundabout on Looney a waste – got grant money – really for future development. Parcels have been sitting there forever. Nothing happening.
- A lot of Agricultural land in the community. Would it be ok if it became housing? How about parks? Not most effective way to farm. Heard land prices are too high.
- Housing products? More and more people retiring, need more housing options. Favorite Hill would be a good place to start.
- Upper-story downtown? Adaptive reuse? Talked about an example – 3-story building – ground floor retail, office, loft 3rd floor – parking 2-hour designation. Would need a permanent option for parking to make it work.
- Some beautiful buildings here – the library? \$175K for sale now.
- More traffic in the neighborhood, people using Google – sending semis down our street.
- What are your thoughts on the re-route of the truck route – not on Ash please.
- Communication is huge.

Citizen Advisory Committee

Mike Gutman	McCulloch Felger Fite Gutmann
Kazy Hinds	Mayor
Bryant Fox	Unity Bank
Jim Oda	Piqua Public Library/Planning Commission/Design Review Board
Dr. Doreen Larson	President Edison state community college

- Intro
 - Our zoning code is not up to stuff – devoid of a lot of stuff that should be there – same for the subdivision code
 - In 2007, we weren't ready for that conversation yet. Framework in place now
- River has been ignored – River is our future in a variety of ways – people out moving, active – exciting, vibrant – has a lot to offer – younger folks moving back – great school system.
- Troy, Troy, Troy!!!!!!! Tired of hearing about it.
- Positively Promoting Piqua – what can we do to get people engaged?
- Had code enforcement officer come to speak to us – was very interesting. We have the right person doing it.
- New apartment complex planned on Wood Street. Hopefully it will spur additional development.
- Single-family and assisted living – nothing in between. Is there interest? Zone it and see if developers will build it. What about townhouses?
- Fear about low-income housing. Too much of it already. Can't build new housing cheap enough for it to be low-income.
- \$125K-\$150 – Deerfield Crossing, people snap them up. Builders won't build there anymore – can go elsewhere? And get \$50K more for the exact same house.
- Executive housing is missing?
- Neighbors don't take care of their house – painting, landscaping – trim bushes.
- New housing type needed - cluster of homes – cottage courts – Greenville, SC. Pocket neighborhood. Co-op or communal model, young, cooking together, doing a variety of things in a shared setting.
- Desire for shared space increasing – personal space shrinking in trade for quality shared space.
- Building costs going up 8% - why build here when you can make more money elsewhere?

- Downtown storefronts go in and out – all about economics – it’s not here.
- What will make Piqua more valuable in the next 5 years? Small town, a person can make more of an impact.
- Troy or Tipp City better location. Better proximity to Dayton. Nothing to do in Piqua.
- Troy, has two good and well-run restaurants – clean. Where do you go for a steak in Piqua?
- Bellefontaine has got some interesting new mixed-use projects (go look at).
- Tipp City used to be a dump. Really turned their downtown around – use upper floors. Troy as well.
- Love the walkability of Troy and Tipp City. Don’t have that opportunity in Piqua – not enough variety.
- Piqua is very affordable.
- More people coming into Piqua to work than live here.
- Troy has a lot of migration for work as well.
- Economic leakage – pretty significant. Very rarely eat in Piqua.
- What would the impact of a redevelopment of the mall do to downtown?
- Hotel clerk – “Piqua doesn’t have a downtown.”
- How to make the upper-stories happen in Downtown?
- Used to have neighborhoods – old neighborhood grocery store building now has 12 families in it. What can the zoning code do to bring those uses back? No more used furniture stores.
- Water Street – Beppo Uno, great local restaurant.
- One time, City had 86 corner groceries – For example Triple M market (no longer in business).
- Original streetcar lines map – embedded neighborhood commercial.
- Winans moved into old newspaper building.
- Piqua as a long history of strong family businesses that export a lot of products out of Piqua – Hartzell Propeller.

- There is a story here – industrial history – folks that live in Piqua do a lot of beating up on themselves.
- South end of City limits – what is the County going to do?
- Is there land in the City that shouldn't be there anymore? Kicked out of Washington Township?
- Look at our City boundary map – UGB should be the city limits – if the city does not intend to serve the area why is it in the city?
- New Edison State employee – couldn't find anything with acreage near College. Ended up in the next County. There is a price differential to the south \$80K+ more for same product. New faculty always looking at the school system. Troy has better school ratings. Better facilities in Piqua – new middle school amazing. Provost just built new house in Troy.
- In the recent Farm bill, a lot of money available for community facilities, energy related – Piqua just above population threshold – new bill threshold raised to 50K population – keep as an idea for new development.
- Community Reinvestment Zones – funding mechanism, block grants.
- Nicklin Avenue is a great street – median has become home to a set of lights, small trees. Not original intent. What is placemaking for a neighborhood?
- Where is Winans 3rd location? What neighborhood is that anchoring – what 3rd place is it creating?
- How do you create a neighborhood – need to create destinations to walk to. Piqua is very walkable.
- Zoning allows neighborhood commercial. Special Use – jump thru hoops – not real hoop jumpy.
- Tattoo shops on Main Street. Some have purchased the building, done a great job renovating. The Hut as an example. Regulate aesthetics not use.
- Main Street rents aren't there to accommodate retail yet.
- It's not necessarily the use – it's the scale.
- Library putting a tattoo exhibit together.
- Charrette schedule issues
 - April 18 - Little Black Dress – Girls Night Out Wednesday evening. Edison fundraiser. Most of Committee will be there. 6:30pm Robinson Theater Piqua Campus

- April 19 - Thursday another big community event – An Evening with the Mills Brothers at Fort Piqua Plaza 7:30 pm.

TUESDAY FEBRUARY 13, 2018

Downtown

Bert Harrison	Barclays
Joe Feeser	Francis Office Supply
Jim McMaken	YMCA
Brandon Virtigallo	VSF Properties
Lorna Swisher	Mainstreet Piqua
Tess Gray	Piqua Granite
Joe Reiser	Winans
Doug Cole	Tattoo Hut

- YMCA - want to see a vibrant downtown – open at 5 AM, close 11 AM lots of foot traffic, bike – goal to stay downtown.
- YMCA has branded bike rack – Bike Piqua – branded bike program - summer 30 to 40 bikes. More we could do to be bike friendly.
- Spent a lot of time at the City. Not a lot of problems, not changing the use.
- Office supply, deliveries every night. 53-foot trailer every once and a while unloading pallets of paper – blocks traffic on 36 – people upset. Traffic issues – none. 95% of business goes out back door. Service area Springfield, South Dayton, Greenville.
- Do we have a truck problem? Most trucks going through Downtown – serving downtown about 1%. There is a desire for a designated truck route – don't we already have a truck route, 36? Box trucks serve downtown for the most part. Occasionally see Sysco truck in the street.
- Post office trucks a problem. All over sidewalk. Semi turns left on Downing and goes up on the mulch – shortest route A to B – this happens 3 times a day.
- Winans – lots of pedestrian/bike activity – not easy to ride a bike and drink coffee.
- Can tell when there is an accident on the freeway. My windows shake all the time. Visitors comment they are surprised at the amount of truck traffic.
- People don't know how to use to pedestrian crosswalks. Nobody reads the signs. Elderly frightened to cross Main Street unless at intersection. Sidewalks cluttered with too much stuff. Beautiful downtown but hard to see with all the truck traffic.

- State doesn't enforce crossings. Not following national standards (striping). There are 4 pedestrian crossings downtown. Hawk system preferred model nationally. Pedestrian jump at intersection another thing to consider.
- Raised crosswalk – Fort Piqua plaza (good example) of traffic calming technique. Love traffic calming in front of Post Office and YMCA. Lost one illegal parking spot.
- On Main Street, people seem to go faster – High Street traffic seems to go slower. Flow of traffic and speed a little different. YMCA intersection has been reworked – now a 4-way stop. Bump outs added, was a light there. Lane was wide. No formal loading zones for downtown?
- Is parking an issue? Has the potential to be a problem. Wedding at St James, YMCA soccer day, reception at Fort Piqua happening all at once, you have problem. Let's get a real parking problem, would love a problem. All a perception problem (if there is one).
- Lease in Troy – employees not allowed to use on on-street spaces – enforced by building owner. Problem of owners/employees parking in prime spots on Main. Wayfinding will help. All parking is free. Used to have meters on Main.
- If the Chamber is having a big meeting and something going on at the Plaza during the day, parking can be a problem. Rock Piqua events – outreach to YMCA, churches about using their parking lots – shared parking arrangement. Have a lot of surface parking downtown – not all publicly owned.
- Uses – stop certain uses – not our position. Limiting opportunities. Tattoo shops being picked on. Comes down to investment of owner. 5 tattoo shops downtown. Most of them new (year to 15 months). That is a lot. Why? Only one relocated from Troy. Extreme Tattoo has been around for 15 years. Calm down – they won't all make it. Extreme Tattoo making a lot of improvements.
- New dog-washing shop – took over an old restaurant. Bought building – cheaper than renting.
- Lock 9 Park will be a game changer.
- Need more food options downtown. Basil's in Troy – counted 18 people from Piqua in there one evening.
- What is going to happen to the mall? Senior living? People already using the mall for indoor walking.
- Near downtown neighborhoods. Lived above flower shop, before moved over to Nicklin. Not a good part of downtown.
- Attached houses? Wood Street development? What is going on there? Who is going to live there?

- Zollinger building - higher end condo product. NY City loft type of development.
- Where does design review fall into the conversation? Needs to be part of the discussion.

Health and Safety

Jeff Lange	Protect Our Water Ways
Randy Kirchner	Watershed Alliance
Sky Shelle	City Waster Quality Coordinator
Don Freisthler	Water Superintendent
Jim Vetter	Piqua Neighborhood Improvement Corporation

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- Important to protect water.
 - Invasive species – need a mechanism to regulate outside City of Piqua authority.
 - Source water – surface waters of Miami River – three ponds and canal, plus an abandoned quarry (ground water).
 - Water treatment plant – old facility built in 1920 – been under construction for 3 years – more silt we can keep out of water the better.
 - Waterways back up by levies – not passing out silt. Too much silt – docks sitting in silt. Development increasing speed of water – increasing run off – topsoil ending up in river.
 - Getting siltation under control is a big deal. Source water protection plan. Swift Run Lake, four large houses with no erosion control required. Development in the County, affects City water supply. Would have to talk to the County.
 - Echo Lake, Swift Run Lake, Franz Pond, Rocky Ridge Lake.
 - Take your yard all the way to the edge. Education needed. Seeing more and more silt fences in City.
 - Need a source water protection overlay – spells out prohibited uses, stronger erosion control, and stronger post-construction rules.
 - No reason for roads to be that wide – review ROW widths citywide.
 - What the community said in '07, does it hold up in 2018?
 - Akron required to 1,500 feet from water source. We don't have a required setback in the City.
 - If you sell the property, you should have to have all the invasive plants removed – honeysuckle for example.

- State has a list of invasive plants. Current code has restrictions on ornamental grasses – landscaping in bio-retention could be defined as weeds by inspector and would have to be removed.
- Only allowed electric boats on hydro water sources only (not the Great Miami River)
- Currently demolishing down 2 existing water towers – sitting too low. Building two new replacement towers – will increase gallons per minute – can support new industry.
- Has your industrial been an issue for water quality? OHIO EPA – Swift Run Lake has some herbicide (Atrazine) in the water – Syngenta sued by City, City won a lawsuit. Issues fixed.
- A lot of gravel drives in industrial area.
- No reason to be concerned with any of the businesses in the water protection area.
- Algae is more of a problem – no money to dredge lake. Doesn't make sense to dredge if you're not stopping what is coming into the lake. A local company had two spills in two months – bad habits – has been resolved.
- Neighborhood zoned industrial – old Favorite Stove & Range Company site still zoned industrial – telecommunication tower put there because of zoning.
- Off-street parking – based on a minimum. Huge expanses of parking that aren't being used. This creates a lot of run-off – re-examine minimum parking requirements, if you go over minimum ok but have to capture first ¼ inch of stormwater.
- Not allowed to use tree islands as stormwater devices. Need the option.
- If trees are required to be in parking lots – need decent size island. Tree list needs to be updated – nothing in rules requires species diversity. Love the City to have a goal in mind for tree canopy % - residential, industrial etc. Do have a City Arborist – Tree Committee had that discussion.
- Pervious parking requirements – incentives – can reduce detention if you use pervious material.
- City has big issues in code enforcement – especially residential. Over half the rental properties in Piqua are pre-1940s.
- What are you going to do about the construction sites that don't follow the erosion controls? Red tag them – we don't do that in Piqua – we are “developer-friendly” – what is that really? Not being fair to good developers by letting bad developers slide.
- The use of salt on roadways is an issue in close proximity to drink water sources. Would like to see an alternative.

- Pushback from the community on protected bike lanes.
- Levee has isolated people from people from the river – a lot of attention being drawn to our waters.

Permit Services

Amy Havenar	City Engineer
Becky Cool	City of Piqua
Debbie Stein	City of Piqua
Janelle Collier	City of Piqua
Lee Adams	Assist Fire Chief
Tracy Hunt	Miami County Department of Development
Rob England	Miami County Chief Building Official

- Piqua doesn't have a good reputation of being user friendly to contractors – Troy takes its hits as well.
- Streamlining is key. If Health Department moves, that is going to make even more difficult.
- People don't understand the Zoning Code – get online and come in totally confused – we do have booklet that we hand out – mostly for residential. “Show me in the code where it says that” – sometimes have to get Chris to explain it. Reorganizing will help. Illustrations. “Plain English” language – combine it all into one area.
- Anything in ROW goes to Engineering – plumbing has to go to the Health Department. Shed over 200 SF has to go the County has well. The County looks at Electrical. People are just confused by the process.
- Project success checklist on County's website – if you want to build a shed – truth of the matter is they don't always read the materials provided.
- Expediter model doesn't work well – have to “pay to play.” Treat everybody the same.
- One stop shop – needs to be in same physical location.
- Rejecting applications that are not complete – is it important. That is “developer friendly.” Education of elected officials is key. There is an opportunity for a change of mindset here as part of this project.
- County using Ohio version of the Building Code. This makes it easier for people to use in multiple jurisdictions. Have a project success checklist for reuse of older buildings – step by step. Fire separation uses – put living space above, tin ceiling will have to come out. Residential – have to sprinkler the whole building.

- Downtown Troy has best examples of reuse – spending the money – getting \$2,500 for a two-bedroom apartment.
- Consider tax abatements for help installing sprinklers.
- Getting stuff on-line helps, City not accepting credit cards online, need on-line application process.
- Installing sheds, pools – people just don't understand that they have to get a permit – can we talk to the realtors so that they inform the buyer that they need to get a permit.
- Need more detail in the Zoning Code – very disjointed, hard to interpret, is just a summary now.
- Front line people being educated correctly – now have to ability to write one check. Staff needs to know what all the steps are – they need to understand the process.
- Some of the street improvements requirements are not in place in subdivision.
- Signs encroaching in ROW – allowed in zoning.
- Portable basketball posts – a huge issue – elected officials won't back us up. Need to add a specific prohibition.
- Website – finding the right place to go on the website can be difficult. Looking for permit – it's under planning and zoning – this is not intuitive. We need to do a better job at accommodating technology. Like smart phone apps – how could the City utilize technology to it make things easier for staff and applicants?
- Any thoughts about using integrated software system? Piqua uses to E-Gov. Homegrown product – reaching it limitations. County and City using different software systems now. Is there some coordinating with the County on GIS data – Assessor may have different land use/zoning determination than the City – County considering using Acela software.
- Any talk of a Downtown Fire Improvement District?

Developers

Tom Snapp	Ferguson Construction
Brian Ault	Bruns General Contracting
Patrick Hansford	Hansford Architecture

- Just a finished a project with the City. Not really had any problems with anything.
- In general Miami County/Piqua is one of the best places to work with.
- Troy and Sidney are county seats - helps spur activity. Great Main Street here in Piqua. No County-based agency to move offices into the upper stories.
- Piqua – base – a lot of “small” manufacturing (family owned) – how cheap can I put out a widget? Therefore, additional improvements - \$20K for a truck turnaround – causes frustration – often just do it themselves – no permit.
- Piqua’s biggest problem is Piqua – more people in Piqua from Piqua (local) than other nearby communities. More likely to be negative.
- Upper stories – owners do the ground floor – tough for them to see the vision of mixed-use environment. Buy the building for \$200K – didn’t anticipate the total cost for all improvements – don’t have the financial resources to do the upper stories. This is a universal problem. Not just a Piqua problem. ADA can get in the way. Code issues might be getting in the way as well.
- Is Lock 9 Park worth the investment – No! Not going to change what Piqua is. 97% white, 50% hillbilly – never going to be culturally attractive enough for the young people.
- Invest in economic development? How much do you invest in a positive image? Hobart Arena – incredible for the area (Troy). Better off spending money on attracting major corporations to the area.
- What about the mall? Knock it down!
- Same question – what will the east be? There is an East/West divide.
- Piqua is one of the most beautiful places underground – great water pressure for sprinklers – Piqua Power system greater to work with – pro-business (DP&L nowhere near as good). Great infrastructure – how well is that marketed. Not sure how a large company rates that.
- Troy benefits a lot by being closer to Dayton. Same labor force regionally. Piqua educational complex is remarkable.
- Piqua should market itself better. Piqua’s desperation to attract development can be a negative. Sidney and Troy are stressed – don’t need the development.

- Private industry has divorced itself from the City. The private community needs to step up and take the lead. Can't leave everything to the City.
- Framing of asphalt paving – City of Piqua requires ribbon curbing around the edge of the truck turnaround at cost of \$25 a linear foot – can't plow it – around the back faces the river that no one will ever see. Why?
- Oversized meter pit – Piqua requires it – about \$20K item. Does it need to be here?
- Don't change setbacks, making a bunch of nonconformities.

Housing

John Haws	Saint Mary Development Corp
Laura Bates	McVety Realty
Angie McWhirter	West Ohio Home Builders Association
Rob Alexander	Indian Ridge Builders
Julie Alexander	Indian Ridge Builders
Chad Lawson	Lawson Brothers Construction (Lima)
Brandi Lawson	Re/Max Realty

- Saint Mary Development Corp - neighborhood level barriers (residents) – do more senior housing than family. State \$26K over 55 – tell residents they qualify and they quiet down – Family is a different problem.
 - If you do tax credit programs you have to talk to the neighborhood.
 - Wood Street - New project in Piqua, Family 60 units 2, 3 and 4 bedrooms, 3-story stick product – slab on grade, walk-up.
 - Need more senior housing options – cottages, villas. No housing for them to down size to (Lima doing SF condo – low maintenance).
- Indian Ridge, 185 units - put in 22 homes in the last 3 years – moving to a higher end home – 250 acres original platted – 700 acres of other land rep as well. Trying to build one of platted streets.
 - Got rid of all future duplexes.
 - 2007 to 2014 no new development.
 - Existing 1,500 SF \$100K to \$150K – new 1500 SF to 2500 SF start at \$200K to \$500K. Only builder in Indian Ridge.
 - A lot of basements in Ohio – can't include in SF count. Troy can't build enough urban lots.
- Surrounding farm land is worth more than it ever was – corn, beans \$8,500 to \$13,000 an acre
- Troy - can get 20% more for the same house.
- 1-acre lot \$100K in Troy (bigger lots in Troy to accommodate bigger houses)– 1/3 acre \$15K in Troy.
- Parade of homes – developers are builders – scattered – renovation of a house (won an award) very popular – used to be a judge's house – high end spec homes – ask that they have at least 3 areas staged in the home.
- Builders like the inspectors in Miami County – they want to work with the builders – some people won't work in Montgomery County.

- What will it take to get a new subdivision in town?
- Could see a senior housing condo in Piqua – SF style (like Lima model).
- Now – you have one year to build the street from when it's approved. Can extend it – after 36 months, the City will take your money and build the street. Also make you put in sidewalk too soon (gets broken up during construction).
- Indian Ridge: Lot 80' x 150' 1/3 acre – front setback 25 feet – because of the width we are working with the house is deeper – great location – near schools, shopping.
- East/West issue.
- Everything booming along I-70 corridor.
- Piqua is fundamentally an agricultural community; still want to be on the edge of the field. Big yard is still alive – privacy, green space. In fact, a 60-foot rear yard is tight – need space for a shed, clothesline.
- Comps are not high enough – not getting what they need – building more homes in \$250K. That's the range. Can't build a quality home for less than \$200K. 4 bedrooms with 3-car garage.
- Built 6-7 homes in Piqua last year - Troy did 100 to 150. No comparison. No demand in Piqua.
- Under buying – not pushing the envelope to get into the house of their dreams. Troy has a more transient population – there for the job. Piqua has more long-term investment.
- There is a need for redevelopment/reinvestment, especially downtown.
- Indian Ridge – proximity to I-75 huge.
- Need a draw for Piqua. Old Piqua mill – brew house. Old power plant. Things that get people downtown. Rally in the Alley in Lima.

Business Owners

Scott Miller	Chamber of Commerce
Jill Larger	PSC Crane and Rigging
Tayte Lutz	French Oil

- What is the next generation for Piqua – very little shovel ready land in Piqua. Work with existing business to expand. Land available but they want \$50K for land that is worth \$20K.
- PSC – have a hard time finding land to relocate in Piqua. Second facility in Plain City. PSC - Do we build, do we leave. Outgrowing our space – 11 acres next to us – owners want too much money. Done a lot of drawings, a lot of maps. Thought they were going to stay – now moving. Finding a new site very difficult.
- French Oil. Has lots of space on the facility for expansion if needed. May lack productive space but that is just an organizational issue. Got rid of their whistle at one time, but people complained so they brought it back.
- French Oil - 65 people employees – currently have 10 openings – fewer and fewer employees living in town. Where do they live? North, South East and West. People who want the office jobs want to live in a real City. Acquired a business in Cleveland only got one person to move to Piqua – we need highly skilled people – hired a few people from local tech school, but in general looking for people with more experience.
- PSC – Field workers live all over. Office/salary employees – a couple live in Piqua – owners live in Piqua.
- Piqua has bad reputation. Better schools elsewhere.
- Sidney has amazing manufacturing.
- Piqua East Mall (formerly Piqua Mall) – Home Depot, Wal-Mart.
- Live on Garby Road - quicker to get to Meijers in Troy than Kroger's on west side of town.
- PSC – access, oversized equipment, causes problems on 36. Need extra space to get in and out of current site.
- If you make major configuration changes you have to bring everything up to current standards.
- Piqua Population 20K since 1970.
- Vast amounts of rundown housing in town?
- Expansions – can do this and have to meet the rest of the code.

- Getting the right employees is a problem - even the Country club. New sushi restaurant is good.
- How to get younger generation more involved.

Public Kick-off Meeting

- How do form-based codes relate to property management?
- None of your pictures showed a Wal-Mart – can form-based code accommodate multiple forms? – Consider showing some good “suburban” development – how do you predict the future with a new code? How does it recognize the future? Interested in residential.
- Coding residential neighborhoods - for the most part, will match existing development patterns.
- When talking about transportation what are you looking at? Bike network/infrastructure and truck route. What are the appropriate streets to be on? Main Street right goes right through the middle of downtown.
- At what point are you able to get consensus? How do you bring that together? Sometimes the elected officials have to decide.
- Projects already in place – yes take them into consideration. Lock 9 Park, the trail system yes.
- Will zoning code address signs – yes, content neutral issues. LED flashing signs. There needs to be different type for signs for different types of places.
- Do the existing zoning district names go away?

WEDNESDAY FEBRUARY 14, 2018

Remaining Staff

Catherine Bogan	HR Director
Dave Burtner	Utilities Director
Cynthia Holtzapple	Finance Director
Amy Welker	Health & Sanitation Director

- Water/wastewater - fairly new master plans for the city. Need to be updated soon. New water tower. Old ones coming down.
- Retaining/attracting quality employees? Mixed bag – preference to employee City residents. Have some people that live in Columbus.
- Piqua has good coffee, relatively good beer, schools are good. Lower cost of living. I-75 used to be good thing. Now I-75 associated with some sort of heroin epidemic.
- Ohio has a lot of educational institutions – well maintained. Young adults go from home life to a sense of community at college. When they graduate some settle in big communities – they come back to place like Piqua when they want that sense of community back.
- Park facilities not there yet – downtown is going to happen – just a matter of time.
- Oldest, closest to downtown neighborhoods are going to struggle.
- No draw for young professionals, not a big middle class. A lot of old family money.
- Population has been steady for long time – we know people have left – means people are coming, who are those people?
- Major employees can't fill their open positions. It's going to get worse.
- 70% of people who don't live in Piqua work in Piqua and 70% of people who live in Piqua don't work in Piqua.
- What is the next big gap in the water/waste water system? Underground lines – collection systems, water distribution systems. Still have piping that goes way back.
- We have a fantastic power system – City owned. Can set your own rates.
- Slow and steady. Blessing that the population hasn't declined.
- What is Tipp City doing? What is Troy doing? What is Yellow Springs doing? Springfield is seriously declining, Dayton not doing well.

- Caldwell Street – nice homes. Like the idea of having different districts with different character – Riverfront more modern, loft types. Losing our identity, who are we?
- Old Winans was in a carriage house - now a CPA – a win. Building got remodeled.
- A lot of our thinking on the outer ring. Piqua was the place to be in the early 1900s. Has declined – we lost some of those thought leaders. Other communities have gained thought leaders. Private interests need to step up.
- How to enable modest scale investment. Paint the 5 houses coming into downtown. Renew Piqua back in the 90s. Volunteers aren't going to paint the worst properties. Need a bigger stick to get landlords to keep up their properties.
- Neighborhoods in Troy are more mixed income – Piqua neighborhoods not like that –more income segregated.