

March 4, 2024

***** MEETING NOTICE *****

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, March 12, 2024 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov . Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The full agenda packet may be accessed by visiting the City's website using this link <https://piquaoh.gov/AgendaCenter>

Please contact this office if you have any questions pertaining to this notice.



Chad Henry
City Planner

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MARCH 12, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – January 9, 2024

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 3-24
A resolution requesting a replat of inlots 8660, 8661 and 8662 and vacation of existing easements and dedication of new easements.
2. RESOLUTION PC 4-24
A resolution to approve a mural in the Downtown Zoning District at 212 N Main Street.
3. RESOLUTION PC-5-24
A resolution to appoint a Chair and Vice Chair for Planning Commission for the annual term.
4. RESOLUTION PC 6-24
A resolution to nominate a representative from its members to serve on the Housing Council until a new appointment is made in the spring of 2025.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, JANUARY 9, 2024
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Chairman Koenig called the meeting to order and welcomed all in attendance. Mr. Koenig outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Brad Bubp, Gary Koenig, Eddie Harvey, Joe Wilson

Absent:

APPROVAL OF MINUTES

The minutes of December 11, 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 36-23

A resolution to consider a Certificate of Appropriateness for a demolition and new home at 316 Caldwell St., Parcel N44-007070.

Chad Henry gave the staff report and staff did recommend the approval.

John Williams, the applicant, came forward to speak on the matter.

Gary Koenig questioned the body's ability to grant a Certificate of Appropriateness due to the specific wording in the ordinance. Brad Bubp argued the intent of the code was to govern all historical overlay districts, and stated that their duty was not to try to recreate a time-specific appropriate building where one did not sit previously, rather be complimentary to the district and to represent the period we were in.

Eddie Harvey made a motion to approve Resolution PC 36-23 and Joe Wilson seconded the motion.

Resolution PC 36-23 was approved with a 4-0 vote.

Resolution PC 1-24

A resolution seeking approval of construction documents for the extension of Homer Drive.

Chad Henry gave the staff report and did recommend the approval.

Gary Koenig expressed concern over construction documents being incomplete for City review. Chad Henry ensured giving contingent approval did not negatively affect the voting body or cause the City to lose the ability to require specifics in their best interest.

Brad Bubp made a motion to approve Resolution PC 1-24 and Joe Wilson seconded the motion. Resolution PC 1-24 was approved with a 3-1 vote, with Koenig voting in opposition.

Resolution PC 2-24

A resolution recommending an amendment to Code Piqua 3.2.1 Primary Use Table 'Hospitality'.

Chad Henry gave the staff report and did recommend approval, citing recent discussions on a potential project as the catalyst to amend the code.

Joe Wilson asked for clarification on the plus or minus 65 percent occupancy rate. Gary Koenig felt that the additional language was boxing the Planning Commission in to a standard that did not provide much leeway. Economic Development Director Chris Schmiesing addressed Commission questions in the resolution.

Joe Wilson made a motion to change the language of the proposed Use Standards, to,

"When determining if a Special Use should be authorized to permit the construction of a new hotel, consideration shall be given to current market conditions regarding the performance of existing hotels of the same or similar type/classification/characteristics as the proposed hotel."

...which was seconded by Bubp, and approved 4-0.

Joe Wilson then made a motion to approved Resolution 2-24 and Brad Bubq seconded the motion. Resolution PC 2-24 was approved with a 4-0 vote.

OTHER BUSINESS

Joe Wilson asked Schmiesing if any similar consideration would be made for marijuana dispensaries in clouding the market. Schmiesing stated the City would look into it similar to the studies currently being done in regards to storage units.

There was a discussion about merging Planning Commission and BZA. Chris Schmiesing was present and came forward to speak on the matter. He stated that they will stay two separate boards.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Joe Wilson to adjourn the meeting seconded by Brad Bubp to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 7:25 pm.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. McCulla at emcculla@piquaoh.gov

Applicant:	<p>Rob Alexander 8404 Union-Shelby Rd, Piqua, OH 45356 (937) 418-0292</p>
Request:	<p>Indian Ridge Subdivision, Section 7 Replat</p> <p>Replat of Inlots #8660, 8661, & 8662, and vacation of existing easements and dedication of new easements as shown on included replat</p>
Location:	3300 & 3400 Nadene Drive, Piqua OH

Staff Analysis:	<p>The replat of inlots #8660, 8661 & 8662 is an equal division of inlot #8661, where the western half is being conveyed to inlot #8660 and the east to inlot #8662.</p> <p>Presently, no structure sits on either #8660 (0.285 ac.) or #8661 (0.284 ac.), and #8662 (0.324 ac.) has an existing single family home. The desired split of the middle lot and combination to the bookends allows a much larger home to be built than what could be accomplished with the existing.</p> <p>Lot #8661 has a unique shape in where its frontage along Nadene Drive measures 109.43', with a rear yard of 49.93'. With 8' setbacks adopted by the zoning code implemented in 2023, fitting a desired-scale home on this property would be difficult, leading to the applicant's request to split and purchase it.</p> <p>The need for a Planning Commission recommendation to City Commission stems from the dedication of new easements. When the lots were originally subdivided, 6' of easements were included along the property lines of all inlots. To ensure utility access moving forward to the intent of the original subdivision, it is necessary to vacate the existing easements and establish a new one along the new property line.</p>
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	There is no change to public right-of-way in this replat.
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Staff Recommendations:	Staff recommends a <i>FAVORABLE</i> recommendation of the replat, and vacation of existing easements and dedication of new easements to City Commission. This development allows for a larger home to be constructed than what was previously possible, and provides a harmonious use of an adjacent inconsistent lot.
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REPLAT FEE SCHEDULE

Review Type	Fee
Administrative Review without dedication <ul style="list-style-type: none"> Replat of 5 or fewer lots with no dedication of right-of-way or public easements Assembly of lots together with no dedication of right-of way or public easements 	Final Plat: \$100
Major Subdivision (requires public hearing) <ul style="list-style-type: none"> Subdivision of 6 or more lots Any plat including a dedication of right-of-way or easements <p>Major subdivision plats that include preparation of lots for sale, or planning of utility extension or roadway dedication, also require a preliminary plat. Fees for preliminary and final review are the same, paid once at each step</p>	Subdivision with 5 or more buildable lots: \$250 4 or fewer buildable lots: \$150
Construction Documents A review for the design of infrastructure that will be dedicated and maintained by the public or is otherwise located within the public right-of-way, includes all associated costs for inspection during construction	\$450
Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9 - <i>If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing piquapermits@piquaoh.gov</i>	

APPLICANT INFORMATION	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name:		
Contact Person First Last Name: Rob Alexander		
Mailing Address: 8404 Union-Shelby Rd, Piqua, OH 45365		
Phone Number: (937) 418-0292	Email: ralexander@a-t-i.net	
PROPERTY OWNER INFORMATION		
First Last Name: Same		
Mailing Address:		
Phone Number:	Email:	

PROPERTY LOCATION	
<i>Location where change is being made, please list all Parcel IDs included</i>	
Street Address: 3300 & 3400 Nadene Drive	Parcel ID Number: N44-078448 N44-078450 N44-078452
Zoning District: RE-10 "Residential Estate"	Current Use: Empty Parcels
DESCRIPTION OF REQUEST	
<i>Please give a narrative description of what the owner would like to accomplish with this replat or construction document</i>	
The replat of inlots #8660, 8661 & 8662 is an equal division of inlot #8661, where the western half is being conveyed to inlot #8660 and the east to inlot #8662.	

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
_____	_____
Applicant Name	Date
_____	_____
Applicant Signature	Title

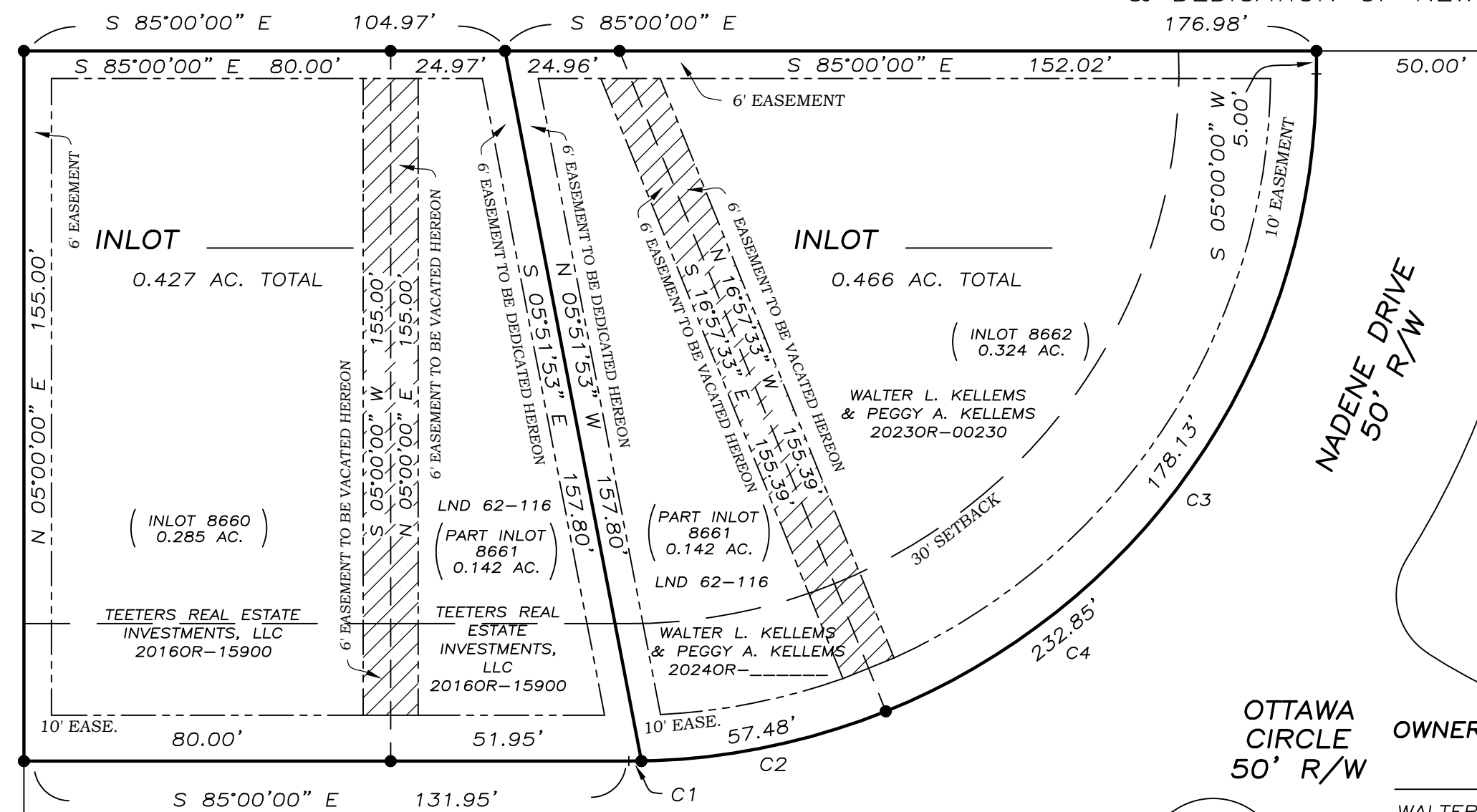
INDIAN RIDGE SUBDIVISION, SECTION 7 REPLAT

CITY OF PIQUA, MIAMI COUNTY, OHIO

REPLAT OF INLOTS 8660, 8661 & 8662
& VACATION OF EXISTING EASEMENTS
& DEDICATION OF NEW EASEMENTS AS SHOWN HEREON

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

C1 L=2.76' Δ=01°03'22" R=150.00' CH=N 85°31'51" W 2.76'	C2 L=54.72' Δ=20°54'05" R=150.00' CH=S 83°29'26" W 54.42'	C3 L=178.13' Δ=68°02'30" R=150.00' CH=S 39°01'19" W 167.85'	C4 L=232.85' Δ=88°56'35" R=150.00' CH=S 44°28'21" W 210.17'
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DESCRIPTION

BEING A REPLAT OF INLOTS 8660, 8661 AND 8662 AS CONVEYED TO TEETERS REAL ESTATE INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT 2016OR-15900 AND CONVEYED TO WALTER L. KELLEMS AND PEGGY A. KELLEMS IN DOCUMENTS 2023OR-00230 AND 2024OR-_____ OF THE MIAMI COUNTY RECORDER'S RECORDS AND BEING LOCATED IN INDIAN RIDGE SUBDIVISION, SECTION 7 AS RECORDED IN RECORD PLAT BOOK 19, PAGE 123 AND LOTSPLIT FILED IN LAND SURVEY 62, PAGE 116.

FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED _____, 20____

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CONSENT

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS AND LIEN HOLDERS OF THE PARCEL HEREIN REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF SAID REPLAT AND DO HEREBY DEDICATE AND VACATE EASEMENTS AS SHOWN HEREON.

OWNER

TEETERS REAL ESTATE INVESTMENTS, LLC
BY: JULIE A. ALEXANDER, MANAGING MEMBER

OWNERS

WALTER L. KELLEMS PEGGY A. KELLEMS

STATE OF OHIO, MIAMI COUNTY, SS:

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME WALTER L. KELLEMS AND PEGGY A. KELLEMS, HUSBAND AND WIFE, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

STATE OF OHIO, MIAMI COUNTY, SS:

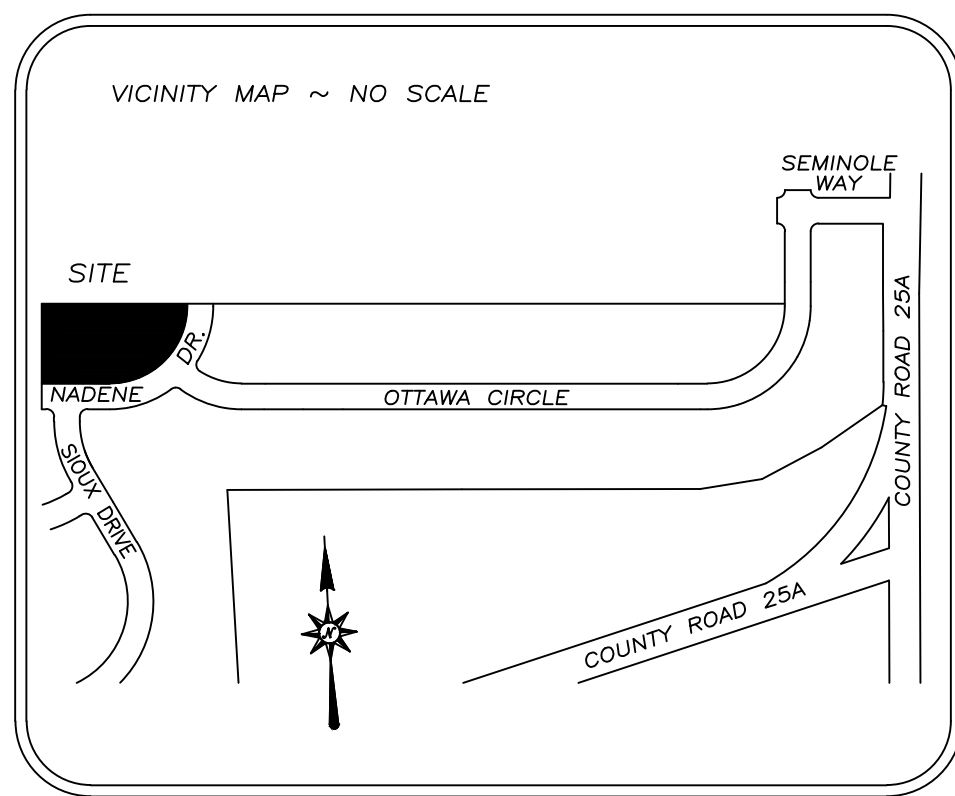
BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME JULIE A. ALEXANDER, MANAGING MEMBER, OF TEETERS REAL ESTATE INVESTMENTS, LLC WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING PLAT TO BE HER VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTORIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

CITY OF PIQUA PLANNING COMMISSION APPROVAL
AT A MEETING OF THE PLANNING COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED.

CHAIR _____ PRINTED NAME
CLERK _____ PRINTED NAME

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



CITY OF PIQUA CITY COMMISSION APPROVAL
AT A MEETING OF THE COMMISSION OF THE CITY OF PIQUA, OHIO, HELD THIS _____ DAY OF _____, 20____, THIS PLAT WAS APPROVED BY RESOLUTION NO. _____

MAYOR _____ PRINTED NAME
CLERK _____ PRINTED NAME

NOTES:

PROTECTIVE COVENANTS AND RESTRICTIONS WILL APPLY AS STATED IN INDIAN RIDGE SECTION 7, IN VOLUME 19, PAGE 123A, MIAMI COUNTY RECORDER'S RECORDS OF PLATS, WITH THE EXCEPTION THAT IN COVENANT 3, ANY REFERENCE TO S & R BUCKEYE CONSTRUCTION CO. SHALL NOW BE REPLACED WITH "TEETERS REAL ESTATE INVESTMENTS, LLC"

IN ADDITION TO THE ABOVE, AMENDMENTS TO PROTECTIVE COVENANTS AND RESTRICTIONS FOR INDIAN RIDGE SECTION SEVEN WILL APPLY, AS RECORDED IN DOCUMENT NUMBER 2015OR-01366, MIAMI COUNTY RECORDS.

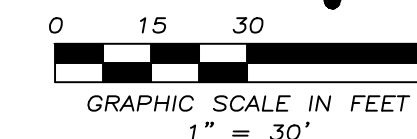
LEGEND

- 5/8" IRON PIN FOUND

REFERENCES

MIAMI COUNTY RECORDER'S RECORDS OF PLATS:
VOLUME 19, PAGE 123, 123A
VOLUME 27, PAGE 16
MIAMI COUNTY ENGINEER'S LAND SURVEY RECORD:
VOLUME 62, PAGE 116
MIAMI COUNTY RECORDER'S RECORDS:
DEEDS AS SHOWN HEREON

SURVEYOR CERTIFICATION:
I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.



REPLAT OF INLOTS 8660, 8661 & 8662
IN THE CITY OF PIQUA ~ FEBRUARY 21, 2024

PREPARED BY:

THOMAS R. ZECHMAN
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7077
1025 LAURA DRIVE
PIQUA, OHIO 45356
(937) 773-9479



RESOLUTION No. PC 3-24

WHEREAS, the applicant, Rob Alexander, has submitted a request for a recommendation of approval for a replat of Inlots 8660, 8661 and 8662; and vacation of existing easements; and dedication of new easements; and,

WHEREAS, the City of Piqua Code Section 7.2.4 provides the procedure for approving a Final Plat; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Final Plat:

- Will conform with the stated intent of the Complete Streets Policy.
- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ms. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PURPOSE OF A SIGN PERMIT		
A sign permit is required to ensure that signage meets applicable regulations of the zoning code. Every sign, temporary or permanent, requires a permit which must be obtained before any work begins.		
SUBMITTAL REQUIREMENT CHECKLIST		
<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan Showing Placement. Includes landscaping plan for all freestanding signs	<input type="checkbox"/> Sign Rendering (Showing Color, materials and other details)
Application Fee: \$50		Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9

APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name: <i>Mainstreet Piqua, Inc</i>		
Contact Person First Last Name: <i>Lorna Swisher</i>		
Mailing Address: <i>PO Box 1703, Piqua, OH 45356</i>		
Phone Number: <i>937-765-2010</i>	Email: <i>lorna@mainstreetpiqua.org</i>	
PROPERTY OWNER INFORMATION		
First Last Name: <i>John Brown, Park National Bank</i>		
Mailing Address: <i>212 N. Main Street . PO Box Piqua, OH 45356</i>		
Phone Number: <i>937-</i>	Email: <i>john.brown@parknationalbank.com</i>	

PROJECT LOCATION	Address Assignment Request	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Street Address: <i>212 N. Main Street</i>	Parcel ID Number:		
Zoning District: <i>CBD</i>	Current Use:		

ACTIVE CODE COMPLIANCE CASE		
Is there an active code compliance case on this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes: Is this application related to the code violation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION	
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	No

HISTORICAL RESOURCE INFORMATION		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

PROPOSED SIGN DIMENSIONS <small>(fields not required if a dimensioned rendering is submitted in feet by a professional sign maker, designer or architect)</small>			
Width of Sign Face	Height of Sign Face	Depth of Fascia Sign	Total Area
ft	ft	in	sq ft
PROJECT INFORMATION – Attach additional page(s) if necessary.			
Briefly describe the nature of the project: <i>We would like to paint a Mills Brothers Mural on the south facing wall of Park National Bank</i>			
Estimated Project Cost: <i>\$56,500</i>			
Start Date: <i>April 2024</i>		End Date: <i>June 2024</i>	

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<i>Lorna Swisher</i>	<i>2-12-24</i>
Applicant Name	Date
<i>Lorna Swisher</i>	
Applicant Signature	Title

**MILLS
BROS**

Music Legends from **Piqua**



"CAB DRIVER"

"GLOW WORM"

"PAPER DOLL"



RESOLUTION No. PC 04-24

WHEREAS, Mainstreet Piqua, Inc., is requesting a Certificate of Appropriateness for a mural at 212 N. Main St; and,

WHEREAS, the City of Piqua Code Section 4.7.10 provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed signage:

- Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
- Achieves the high design quality sought within the Downtown Historic District.
- Is compatible with the general economic development policies of the city.
- Will not threaten the general health, safety, and welfare of the public or properties affected.
- Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION No. PC 5-24

WHEREAS, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations states the Planning Commission shall appoint Chair and Vice-Chair by a majority vote in the spring after City Commission appointments; and,

WHEREAS, in addition to the duties of the Chair to conduct meetings, the Chair of the Planning Commission will serve as the Planning Commission representative to the City's Capital Improvement Planning Committee; and,

WHEREAS, the Vice Chair will serve as the Chair's alternate for all duties; and,

WHEREAS, the Planning Commission has nominated _____ as the Chair and _____ as the Vice-Chair and both have agreed to serve in this capacity during until Spring of 2025 officers are chosen;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.



	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION No. PC 6-24

WHEREAS, the Planning Commission nominates a representative from its members to serve on the Housing Council until a new appointment is made in the spring of 2025; and,

WHEREAS, _____ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Adam Seas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Terry Wright	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PC 3-24	N44-078518	TEETERS REAL ESTATE INVESTM 3301 OTTAWA DR	Piqua	OH	45356
PC 3-24	N44-078116	WAGNER GARY 3233 CHEROKEE DR	Piqua	OH	45356
PC 3-24	N44-078134	HERBERT KENNETH M & CAROL' 3251 SIOUX DR	Piqua	OH	45356
PC 3-24	N44-076903	TEETERS REAL ESTATE INVESTM CO RD 25A N	Piqua	OH	45356
PC 3-24	N44-078132	STEWART AMANDA J & BELL JERI 3300 SIOUX DR	Piqua	OH	45356
PC 3-24	N44-078450	TEETERS REAL ESTATE INVESTM 3304 NADENE DR	Piqua	OH	45356
PC 3-24	N44-078516	TEETERS REAL ESTATE INVESTM 3305 NADENE DR	Piqua	OH	45356
PC 3-24	N44-078130	SMITH JOSHUA M & KATRINA A C 3228 CHEROKEE DR	Piqua	OH	45356
PC 3-24	N44-076893	TEETERS REAL ESTATE INVESTM CO RD 25A N	Piqua	OH	45356
PC 3-24	N44-078448	TEETERS REAL ESTATE INVESTM 3300 NADENE DR	Piqua	OH	45356
PC 3-24	N44-078512	TEETERS REAL ESTATE INVESTM 3405 OTTAWA CR	Piqua	OH	45356
PC 3-24	N44-078454	SOWERS BRIAN A & LAURA A 3404 OTTAWA CR	Piqua	OH	45356
PC 3-24	N44-077228	PARSHALL MICHAEL W & HANN, 3249 SIOUX DR	Piqua	OH	45356
PC 3-24	N44-078510	TEETERS REAL ESTATE INVESTM 3409 OTTAWA CR	Piqua	OH	45356
PC 3-24	N44-078514	TEETERS REAL ESTATE INVESTM 3401 OTTAWA CR	Piqua	OH	45356
PC 3-24	N44-076899	TEETERS REAL ESTATE INVESTM CO RD 25A N	Piqua	OH	45356
PC 3-24	N44-078456	TEETERS REAL ESTATE INVESTM 3408 OTTAWA CR	Piqua	OH	45356
PC 3-24	N44-078452	KELLEMS WALTER L & PEGGY A 3400 NADENE DR	Piqua	OH	45356
PC 3-24	N44-076901	GARLAND CYNTHIA J (TR) 9618 CO RD 25A N	Piqua	OH	45356
PC 3-24	N44-076900	TEETERS REAL ESTATE INVESTM CO RD 25A	Piqua	OH	45356
PC 3-24	N44-078518	TEETERS REAL ESTATE INVESTM 8404 UNION SHELBY RD	Piqua	OH	45356
PC 3-24	N44-078132	STEWART AMANDA J & BELL JERI 3300 SIOUX DR	Piqua	OH	45356
PC 3-24	N44-078454	SOWERS BRIAN A & LAURA A 508 SCOTT ST	Piqua	OH	45356
PC 4-24	N44-001070	REARDON DAVID S (TOD) & GAIL 219 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001050	QUINTER BRIAN E & ANN M 225 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001900	124 NORTH MAIN STREET LLC WATER ST W	Piqua	OH	45356
PC 4-24	N44-001340	THIRD SAVINGS & LOAN COMPA 206 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001400	THIRD SAVINGS & LOAN 212 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001450	FIFTH THIRD BANK MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001080	REARDON DAVID S (TOD) & GAIL 217 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001060	WAGNER GARY A SR 215 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001040	KSR PROPERTIES LLC (LC) 113 E HIGH ST	Piqua	OH	45356

PC 4-24	N44-001880	VSF INVESTMENTS 6 LTD	201- 203 N WAYNE ST	Piqua	OH	45356
PC 4-24	N44-001310	124 NORTH MAIN STREET LLC	124 N MAIN ST	Piqua	OH	45356
PC 4-24	N44-001390	THIRD SAVINGS & LOAN COMP	210 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001860	THIRD SAVINGS & LOAN CO	215 N WAYNE ST	Piqua	OH	45356
PC 4-24	N44-001320	THIRD SAVINGS & LOAN COMP	208 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001330	UNITY NATIONAL BANK	204 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001090	WAGNER GARY A	213 MAIN ST N	Piqua	OH	45356
PC 4-24	N44-001850	FIFTH THIRD BANK	123 MARKET ST	Piqua	OH	45356
PC 4-24	N44-001070	REARDON DAVID S (TOD) & GAIL	344 FOX DR	Piqua	OH	45356
PC 4-24	N44-001050	QUINTER BRIAN E & ANN M	PO BOX 1135	Piqua	OH	45356
PC 4-24	N44-001900	124 NORTH MAIN STREET LLC	124 N MAIN ST	Piqua	OH	45356
PC 4-24	N44-250088	CITY OF PIQUA	124 N WAYNE ST	Piqua	OH	45356
PC 4-24	N44-001450	FIFTH THIRD BANK	2727 LBJ FREEWAY SUITE E	Piqua	OH	45356
PC 4-24	N44-250046	CITY OF PIQUA	201 W WATER ST	Piqua	OH	45356
PC 4-24	N44-001080	REARDON DAVID S (TOD) & GAIL	344 FOX DR	Piqua	OH	45356
PC 4-24	N44-001060	WAGNER GARY A SR	1042 ELEANOR AVE	Piqua	OH	45356
PC 4-24	N44-001040	KSR PROPERTIES LLC (LC)	125 BRIDGE ST SUITE 200	Piqua	OH	45356
PC 4-24	N44-001880	VSF INVESTMENTS 6 LTD	1268 E ASH ST STE 108	Piqua	OH	45356
PC 4-24	N44-001390	THIRD SAVINGS & LOAN COMP	PO BOX 913	Piqua	OH	45356
PC 4-24	N44-001330	UNITY NATIONAL BANK	P O BOX 913	Piqua	OH	45356



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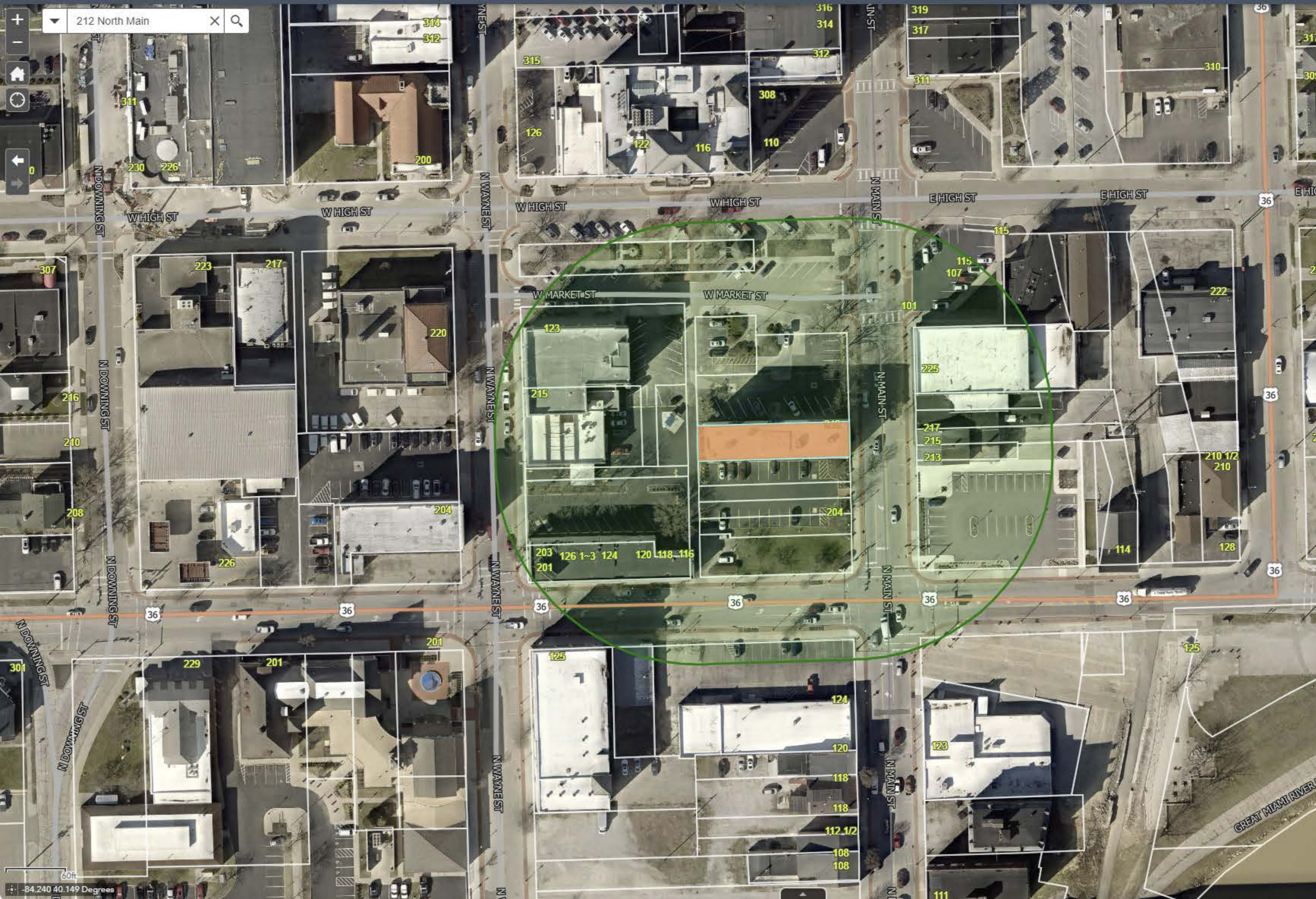
Addressee Layer
NotificationFields

Format
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Addressee Layer

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