

Development Department

Kyrsten French – City Planner
201 West Water Street Piqua, Ohio 45356
kfrench@piquaoh.gov
(937) 778-2049

April 28, 2023

*** MEETING AND WORKSESSION NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, May 9, 2023 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 kfrench@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.org/AgendaCenter/Planning-Commission-7>

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

A handwritten signature in black ink that reads "Kyrsten French".

Kyrsten French
City Planner

PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MAY 9 2023
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – April 11, 2023

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 16-23
A resolution requesting a Special Use authorization for an essential service building at parcel N44-093860 along Sunset Drive in the B-General Business District
2. RESOLUTION PC 17-23
A resolution requesting a recommendation for a replat of Inlot 9241 and Inlot 9242 to combine into one .64 acre lot, with dedication of utility easements and right-of-way
3. RESOLUTION PC 18-23
A resolution to recommend a name for the Great Miami River Trail Bridge

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, APRIL 11, 2023
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: Joe Wilson, Gary Koenig, Shannon Brandon, Brad Bubp, Eddie Harvey

APPROVAL OF MINUTES

The minutes of the March 14, 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 14-23

A resolution for a request for a Certificate of Appropriateness for 325 N. Main Street for a new awning and façade paint colors.

Kyrsten French, City Planner, provided the staff report. The building is having exterior maintenance work done in preparation for future tenants. The board discussed the various color palettes that the applicant, who was not present, provided Kyrsten French.

No one came forward to speak on the item.

Eddie Harvey made a motion to table Resolution PC 14-23 and Brad Bubp seconded the motion. Resolution PC 14-23 was tabled by a voice vote.

Resolution PC 15-23

A resolution requesting a recommendation for a City of Piqua Facility Honorary Naming Policy to be forwarded to the City Commission.

Kyrsten French, City Planner, provided the staff report. The City of Piqua currently doesn't have a naming policy in place.

The board suggested changing section two to remove the requirement that the name be familiar to a majority of citizens.

No one came forward to speak on the item.

Eddie Harvey made a motion to approve Resolution PC 15-23 as amended and Shannon Brandon seconded the motion. Resolution PC 15-23 was approved by a 5-0 vote.

OTHER BUSINESS

Kyrsten French, City Planner, informed the board that the scheduled June rehearing for the quarry will need to be rescheduled for September.

Kyrsten French also informed the board that Code Piqua will have an amendment to prevent new quarries in the city limits.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Shannon Brandon and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:45 P.M.

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

RESOLUTION No. PC 16-23

WHEREAS, Joe Lockett of Alta Fiber has submitted a request for a Special Use authorization for an essential services building on Parcel N44-093860 along Sunset Drive in the B-General Business District; and,

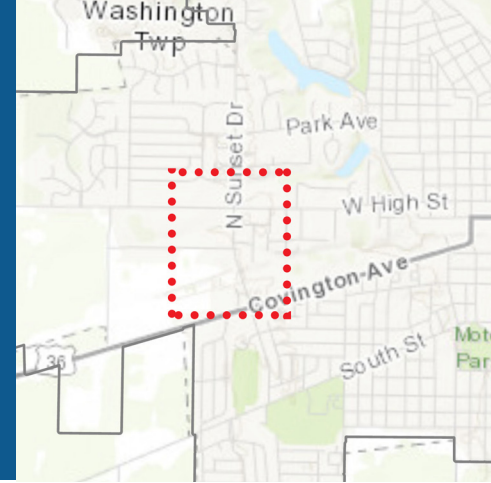
WHEREAS, the City of Piqua Code of Ordinances Section 154.005 Essential Service provides that buildings associated with Essential Services may be permitted as a Special Use in the B- General Business zoning district; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed Special Use:

- Will be compatible with the intended use of the real property.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- 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
Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



STAFF REPORT

REQUEST

The applicant, Joe Lockett of Alta Fiber has submitted a request for a Special Use authorization for an essential services building on Parcel N44-093860 along Sunset Drive, in the B-General Business District.

STAFF CONSIDERATIONS

Alta Fiber is looking to prepare a central fiber hub for the planned connection of Piqua to their fiber internet network. The current proposal amounts to essentially a utility box, but this would be upgraded to a small utility building with a textured material appearance when the company is ready to build out an connect their fiber system.

This corridor is designed and zoned for customer-serving uses - offices, retail, restaurants, etc. The best outcome for this land is to have as much of this land reserved to a future user as possible. Altafiber submitted a site plan, attached, that all parties agree should receive revision. The City' interest is to see this building area tucked as far into the corner as possible with the aim of reserving usable space to a future developer.

The property line shown reflects Alta Fiber's want to reserve space for future unknowns, at the time it was considered that solar energy harvesting might be paired with the project. Staff has commented that this is not the best site for uses that take up space that could otherwise be more community facing and interactive for the public, and Alta Fiber's representatives have been very understanding of the City's comments on the proposal and would be satisfied if they should need to find another location to help meet their carbon-neutrality goals. They have worked also to try to satisfy the other major staff comment to the original proposal, to remove the driveway entirely in favor of an access easement through the property to the south. The adjacent owner has been open and amenable to that arrangement and Alta Fiber has prepared a new site plan to prepare for that arrangement.

Alta Fiber would replat the remainder of the land and arrange it for sale again to allow opportunity for new development to occur around it.

Staff believes this is a great outcome for the community, the prospective buyer, and the overall arrangement of land. Though the building would be located closer rather than farther away from the neighboring residential properties, the impacts include only the noise of running a backup generator monthly to ensure its functioning. The closest neighbor to the east at 104 Janet Drive, and the other adjacent neighbors, already have 6' privacy fences. Staff will recommend to the applicant to locate the building 15' from the property line (rather than 30' as the site plan shows) and plant a row of shade trees to completely block the view of the proposed future building.

PC MEETING DATE

5-9-2023

RESOLUTION

PC 16-23

ZONING

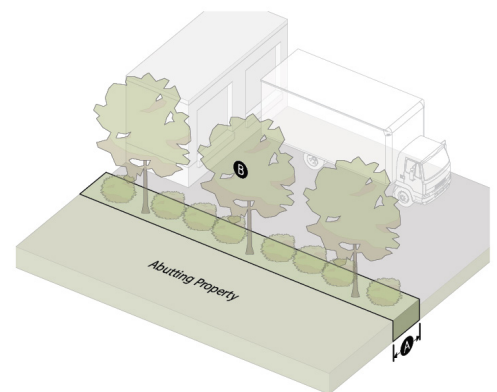
NX - Neighborhood Mixed Use
(formerly B-General Business)

SURROUNDING ZONING

NX - Neighborhood Mixed Use
RE-6 Residential

PREPARED BY

Kyrsten French,
City Planner



HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION

1. To have an item placed on the agenda, site plans and application materials may be submitted to kfrench@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Special Use, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Special Use Permit (including proposed date construction will be Completed);
 - \$150.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input checked="" type="checkbox"/> \$150 Fee (Cash or Check)
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APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: Joe Lockett		
Contact Person First Last Name: Tommy Smith		
Mailing Address: 221 East 4th Street, Cincinnati, OH 45202		
Phone Number: 513-652-7256	Email: joe.lockett@altafiber.com	
Type of legal interest held by applicant: Purchaser		
OWNER INFORMATION		
First Last Name: Upper Valley Medical Center		
Mailing Address: 110 North Main Street, Suite 1250, Dayton, OH 45402		
Phone Number: N/A	Email: N/A	

LOCATION DETAILS	
Street Address: 141 North Sunset Drive	Parcel ID Number: N44093860
Existing Zoning District: General Business	Existing Use: Vacant
Proposed Special Use: Telecommunications Facility for Fiber Optic High-Speed Internet	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use: Altafiber's telecommunication use warrants a Special Use approval by the City of Piqua according to Section 150.363 and 154.140 of the Piqua Code of Ordinance's.

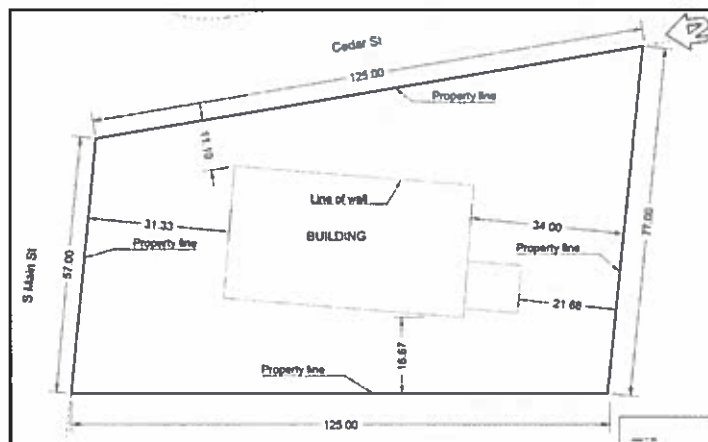
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Joe Lockett	3/31/2023
Applicant Name	Date
	Senior Director of Network Real Estate - altafiber
Applicant Signature	Title

SITE PLAN REQUIREMENTS

Many activities that require a permit require drawings to be submitted by professional architects, engineers, landscape architects, or surveyors, as necessary.

Some activities are minor in nature and will not require professional drawings. The Development Department will provide guidance on submittal requirements. The following provides a minimum standard for site plan submittal for commercial construction applications that are determined by staff to be minor in nature.

- 8 ½" x 11" Site Plan drawn to identifiable engineer or architect scale
- North arrow
- All property lines
- Adjacent streets, alley and sidewalks
- Exact location of all existing buildings, including attached garages, detached garages, decks, sunrooms, pools and sheds.
- All parking areas and driveways. Indicate surface material.
- The proposed structure (including signs) and the distance the structure will be from all property lines and other structures. "Existing" and "Proposed" structures should be marked as such.



Plotted by: iboath
 C:\site\developments\altafiber_piqa\siteplan_seri02_design\23016c-100.dwg

DEVELOPMENT STANDARDS
 CURRENTLY ZONED: B, GENERAL BUSINESS
BUILDING SETBACKS:
 FRONT: NONE
 SIDE: NONE
 REAR: 30 FT
SCREENING REQUIRED WHEN A REAR OR SIDE YARD ABUTS A RESIDENTIAL DISTRICT



PIQUA COMMUNICATION FACILITY SITE PLAN	
PLANS PREPARED FOR: ALTA FIBER CINCINNATI, OHIO	PROJECT NUMBER 23016 DATE 3/30/2023 SHEET NUMBER C-100
GRAPHIC SCALE 20' 10' 20' 40'	NO. DATE REVISION BY

E.L. ROBINSON
 ENGINEERING
 950 Goodale Blvd., Suite 180
 Grandview Heights, OH 43212
 Phone: 614-586-0642
 Fax: 614-586-0648
 www.elrobinsonengineering.com

altafiber generic Central Office Architectural Detail

Below are samples of the exterior finishes we can use on our Central Office. Product details are [here](#).

This is Thermobond's standard finish, washed aggregate, at our Middletown CO; our first & only CO. Future sites will be half this width at 14' & 4' shorter at 36'. Screening as shown in the Concept Plan



Other examples from Thermobond – not our properties – to show the aggregate stone finish.



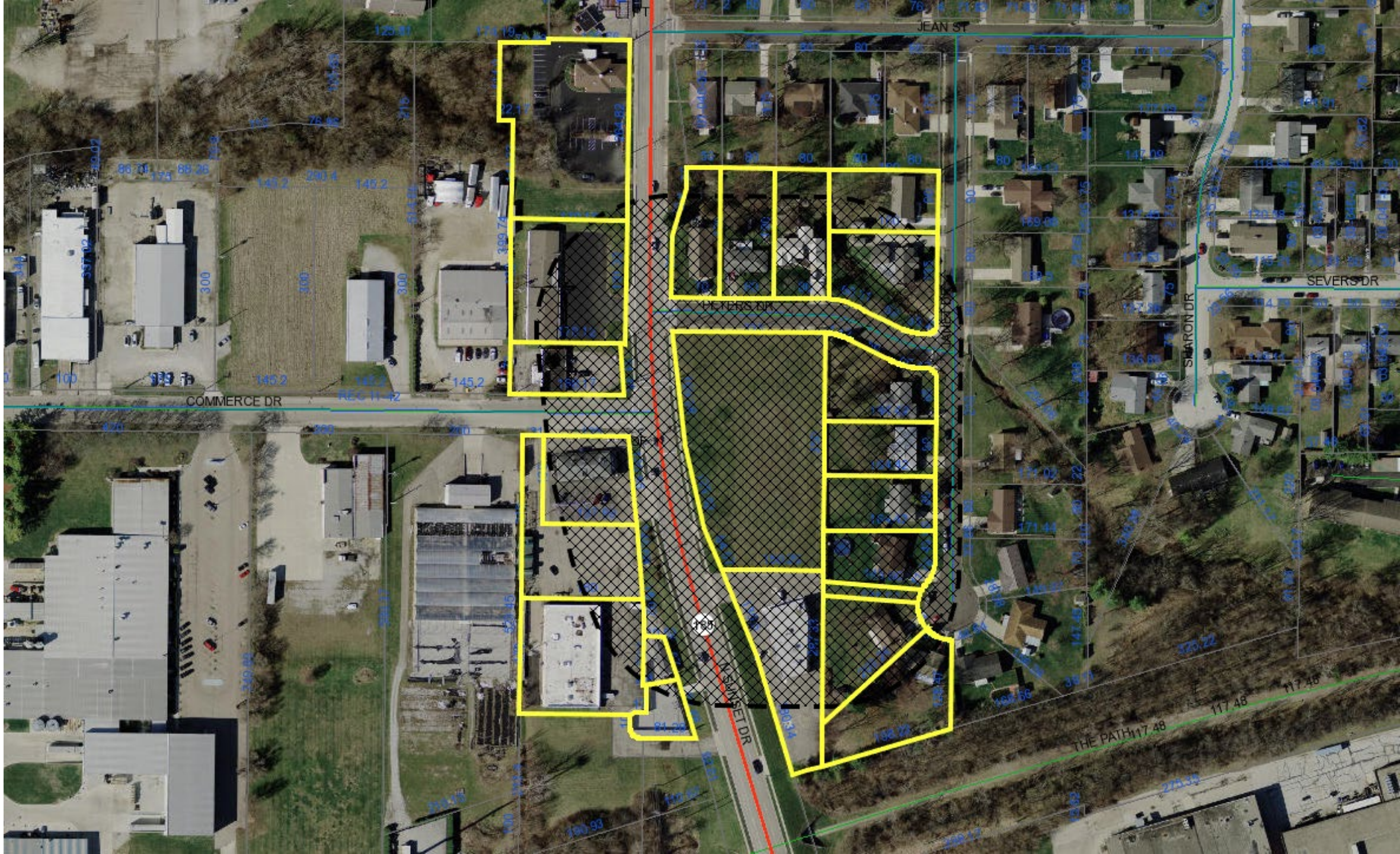
If a brick finish is required / desired, following are links to the color chart and brick stencils, respectively, that are available. We would like to use Brick Red color and New Brick Running Bond.

- <https://www.butterfieldcolor.com/product/perma-cast-shake-color-hardener/#perma-cast-shake-color-hardener>
- <https://www.butterfieldcolor.com/pattern/brick-patterns/>



Sample picture: Brick Red color; New Brick Running Bond stencil. We will only have one door.





RESOLUTION No. PC 17-23

WHEREAS, the Gregg Brookhart, on behalf of owner Thom Baker, has submitted a request for a recommendation of approval for a replat of Inlots 9241 and 9242 along Looney Road into one lot of .64 acres, with roadway dedication and utility easement relocation; and,

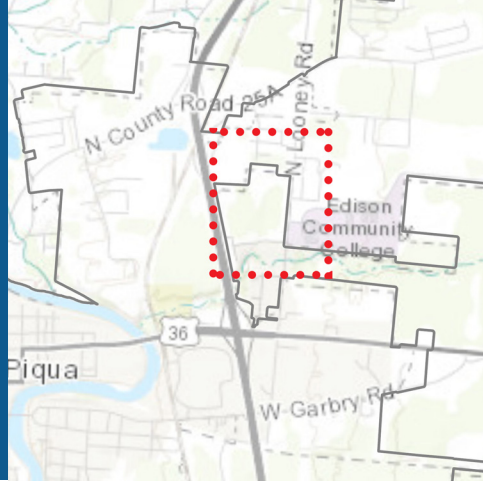
WHEREAS, the City of Piqua Code of Ordinances section 151.34 provides the procedure for approving a Final Plat; and,

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. Shannon Brandon	<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. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



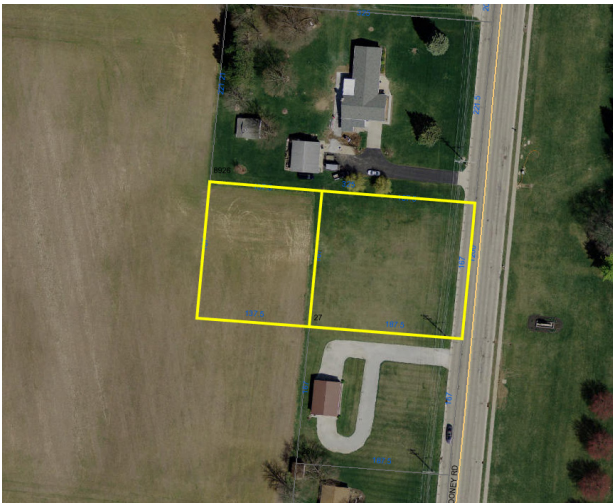
STAFF REPORT

REQUEST

The applicant, Gregg Brookhart, P.L.S. on behalf of property owner Thom Baker, has requested a recommendation of approval for a replat of Inlot 9241 and Inlot 9242 to combine into one .64 acre lot, with dedication of utility easements and right-of-way.

STAFF CONSIDERATIONS

This item has come before the Planning Commission in the past. Mr. Baker originally entered into an annexation agreement with the City to obtain utility services, then annexed, and now is completing the final step of combining two lots together to erase the center property line. Along with this, utility easements will shift to the outside property lines where they need to be, and the right-of-way easement covering Looney Road along the frontage of the property is being fully dedicated as right-of-way to remove that portion of land from the private lot. Staff recommends approval of the request.



PC MEETING DATE

5-9-2023

RESOLUTION

PC 17-23

ZONING

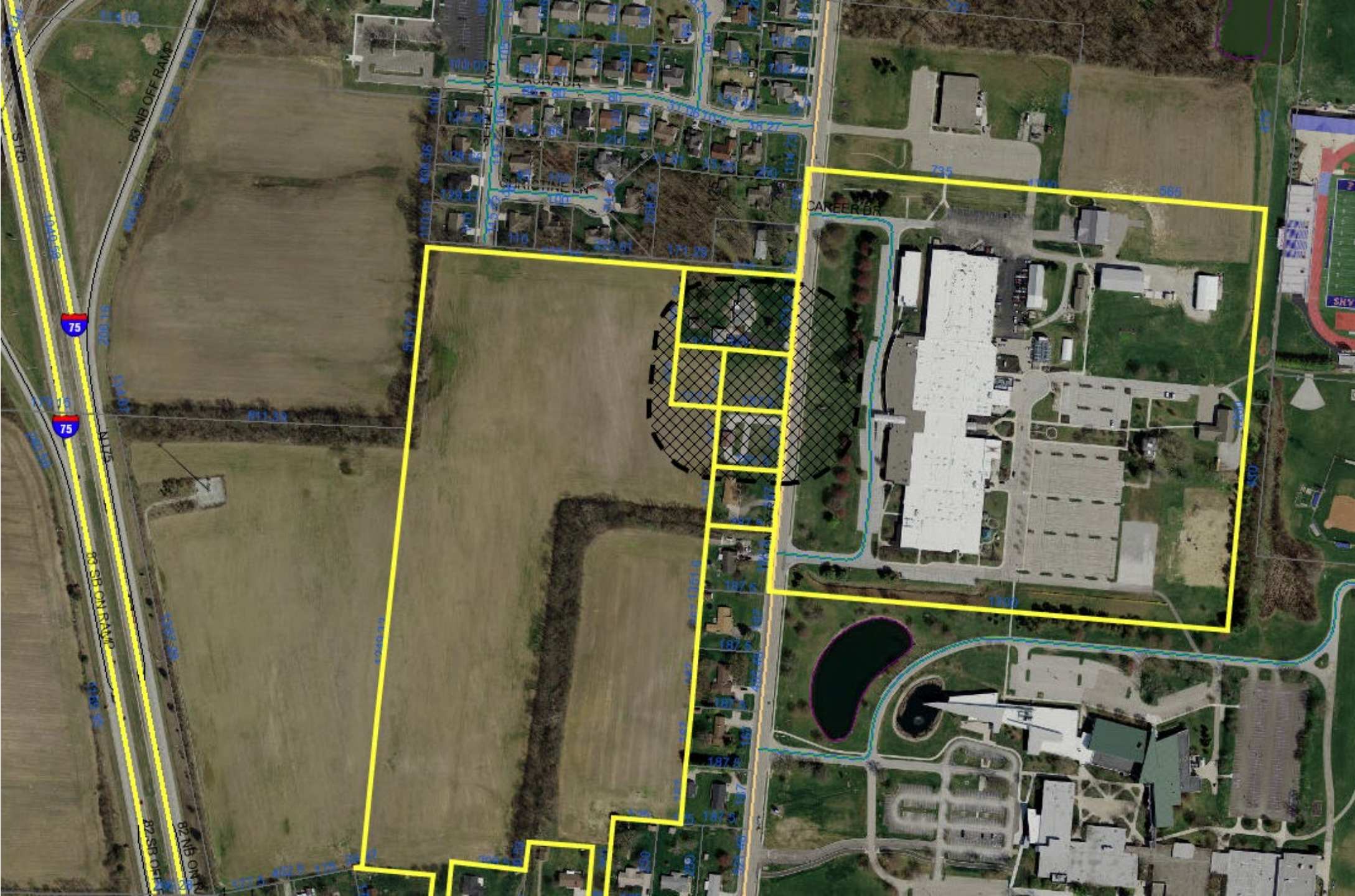
RE-20 (formerly called RIAA)

SURROUNDING ZONING

CV - Civic
RE-20 - Residential 20,000 SF

PREPARED BY

Kyrsten French,
City Planner



RESOLUTION No. PC 18-23

WHEREAS, names have been proposed for the bridge to be dedicated at Goodrich Giles Park; and,

WHEREAS, the Planning Commission will be the appointed board to provide a first recommendation for honorary name proposals; and,

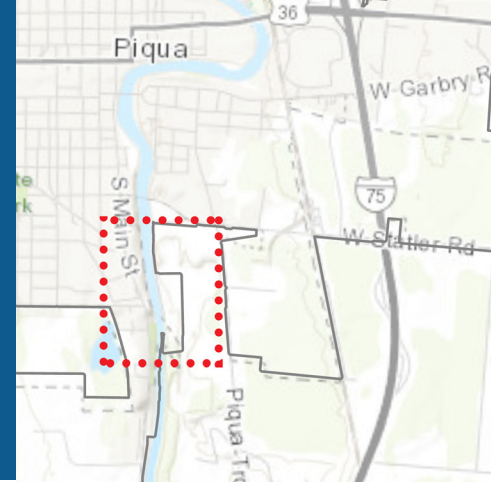
WHEREAS, the Planning Commission has studied the request, conducted a public hearing and engagement on the matter, and recommends the following name or names for this bridge to the City Commission for consideration and adoption

_____.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend approval of this resolution, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.



	AYE	NAY	ABSTAIN	ABSENT
Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



STAFF REPORT

REQUEST

The Diversity Committee has submitted a proposed name for the new bike/ped bridge - "Goodrich Giles Bridge".

James Hemmert has submitted a name proposal "Bridge 23"

an additional name has been floated but not formally submitted - "Atomic City Bridge"

PC MEETING DATE

5-9-2023

RESOLUTION

PC 18-23

STAFF CONSIDERATIONS

The Diversity Committee's name request was submitted, which has caused some additional conversation and proposals for the bridge's name. The bridge is expected to be completed and opened in October of this year. The Planning Commission will facilitate discussion and recommend a name or names that fit the Honorary Facility Naming Policy (if adopted by the City Commission May 4th).

PREPARED BY

Kyrsten French,
City Planner

Goodrich Giles, from WikiTree

Born 29 Dec 1846 in Roanoake Plantation, Virginia

ANCESTORS ancestors

Son of Archer Giles and Sallie (Cole) Giles

[sibling(s) unknown]

Husband of Geraldine B (Gordon) Giles — married 28 Dec 1916 in Miami, Ohio, United States

[children unknown]

Died 5 Jun 1927 at age 80 in Piqua, Miami, Ohio, United States

Giles is the son of Archer "Archie" and Sallie (Cole) Giles, a family of Randolph Slaves who



settled in Piqua, Miami county, Ohio.

In the 1880s, he bought the Cottage Livery Stable on North Street and eventually went on to operate several more. He also owned three farms and numerous rental properties, and was an original investor in the Third National Bank. In 1886, Giles became the first African-American to run for city council and he was a driving force behind building the Cyrene A.M.E. Church in Piqua. In 1901, Goodrich--along with Fountain Randolph--organized the Randolph Ex-Slave Society, holding yearly reunions of the freed Randolph Slaves and their descendants.

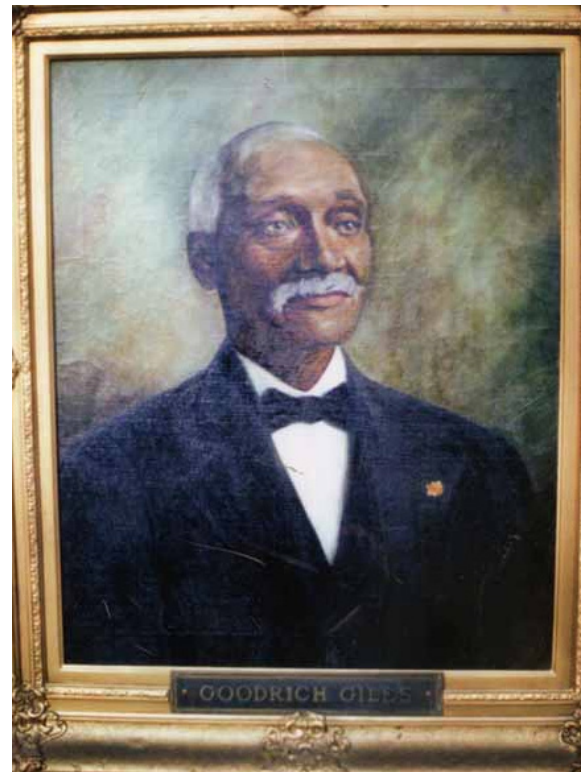
In 1927 the Classic Theater, built by Carl Anderson and Goodrich Giles, opened in Dayton. It is believed to be the first theater in the United States to be built, operated and managed by blacks for blacks. Movies in the 500-seat theater were shown downstairs, while live entertainment, with the likes of Duke Ellington, Ella Fitzgerald, Count Basie and the Mills Brothers took place upstairs in the ballroom. The Classic closed its doors in 1959 and, despite efforts to save the theater, was demolished in October 1991.

The Goodrich Giles Memorial Park in honor of this enterprising man is located on South Main Street.

Goodrich married 1) Lavinia Moss on 28 Dec 1876 at Ypsilanti, Washtenaw, Michigan. [1] Residing in their household in Piqua in the 1880 census is also Jane Huggard, age 76, recorded as a grandmother.

He married 2) Geraldine Gordon, daughter of Robert and Delphina (Clay) Gordon on 28 Dec 1916 at Miami County, Ohio. [2] He was 70, she was 38.

Goodrich passed away June 5, 1927, Piqua, Ohio , at the age of 81.[3]



Mailing List

Resolution No.	Parcel	Owner	Property Address	City	ST	Zip
PC 16-23	N44-062050	DOUGLAS DEBORAH L & CHARLES A	147 SUNSET DR N	PIQUA	OH	45356
PC 16-23	N44-062050	DOUGLAS DEBORAH L & CHARLES A	7938 Fairview Snodgrass Rd	Piqua	OH	45356
PC 16-23	N44-062060	POWERS FRED A & DANA	207 PETERS DR	PIQUA	OH	45356
PC 16-23	N44-064450	HOWARD PAMELA E & KEITH	100 JANET DR	PIQUA	OH	45356
PC 16-23	N44-064460	ATM INVESTMENTS LLC	143 SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-064470	FRAZIER STEVEN D & DEBORAH S	102 JANET	PIQUA	OH	45356
PC 16-23	N44-064480	DRAPP BARBARA J	104 JANET DR	PIQUA	OH	45356
PC 16-23	N44-064490	YEOMANS DANIEL J II (TR) & LINDA S (TR)	106 JANET DR	PIQUA	OH	45356
PC 16-23	N44-064490	YEOMANS DANIEL J II (TR) & LINDA S (TR)	105 Sandalwood Drive	Greenville	OH	45331
PC 16-23	N44-064500	LAUBER JESSICA L	108 JANET DR	PIQUA	OH	45356
PC 16-23	N44-064510	WENRICH LESLIE D & DUSTIN J	110 JANET	PIQUA	OH	45356
PC 16-23	N44-064520	GRAGG HERBERT E	200 JANET ST	PIQUA	OH	45356
PC 16-23	N44-064530	SPRUANCE MARY L	202 JANET DR	PIQUA	OH	45356
PC 16-23	N44-064540	SPRUANCE JOHN T & LISA	205 PETERS DR	PIQUA	OH	45356
PC 16-23	N44-077632	KNOUFF DOUGLAS L & CATHRYN A	N SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-077632	KNOUFF DOUGLAS L & CATHRYN A	10 Orchard Drive	PIQUA	OH	45356
PC 16-23	N44-077634	AMALIK LIMITED LLC	100 SUNSET DR N	PIQUA	OH	45356
PC 16-23	N44-077634	AMALIK LIMITED LLC	4441 Wyandot Woods Blvd	Dublin	OH	43016
PC 16-23	N44-077635	VECTREN ENERGY DELIVERY OF OHIO INC	SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-077635	VECTREN ENERGY DELIVERY OF OHIO INC	One Vectren Square	Evansville	IN	47708
PC 16-23	N44-093860	UPPER VALLEY MEDICAL CENTER	141 SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-093860	UPPER VALLEY MEDICAL CENTER	110 N Main Street Ste 1250	Dayton	OH	45402
PC 16-23	N44-093880	ATM INVESTMENTS LLC	12877 Kirkwood Rd	SIDNEY	OH	45365
PC 16-23	N44-100280	MUTUAL FEDERAL SAVINGS BANK	N 138 SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-100280	MUTUAL FEDERAL SAVINGS BANK	PO Box 937	Richmond	IN	47375
PC 16-23	N44-100320	BROWN STEVEN R	122 SUNSET DR N	PIQUA	OH	45356
PC 16-23	N44-100340	SHERRY MARC P & BARBARA J	N 124 SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-100340	SHERRY MARC P & BARBARA J	106 Lakewood Place	PIQUA	OH	45356
PC 16-23	N44-100545	EUBA REAL ESTATE CORP	N 120 SUNSET DR	PIQUA	OH	45356
PC 16-23	N44-100545	EUBA REAL ESTATE CORP	838 Eldean Rd	Troy	OH	45373
PC 16-23	N44-402036	VECTREN ENERGY DELIVERY OF OHIO INC	S SUNSET DR	PIQUA	OH	45356

PC 17-23	J27-031600	LOUGHLIN JOSEPH F (& @ 5)	SPRINGBROOK LN	PIQUA	OH	45356
PC 17-23	J27-055060	SCHULZ STEVEN L (TOD) & JANE L (TOD)	N 8630 LOONEY RD	PIQUA	OH	45356
PC 17-23	J27-055061	SCHULZ STEVEN L (TOD) & JANE L (TOD)	N LOONEY RD	PIQUA	OH	45356
PC 17-23	N44-078790	CECIL ANGELA K & DAREN W	8750 LOONEY RD N	PIQUA	OH	45356
PC 17-23	N44-101790	BAKER THOMAS G (TOD) & MARSHA E (TOD)	8690 LOONEY RD N	PIQUA	OH	45356
PC 17-23	N44-250296	UPPER VALLEY JOINT VOCATIONAL SCHOOL	8811 CAREER RD	PIQUA	OH	45356