

April 29, 2024

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**\*\*\* MEETING NOTICE \*\*\***

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Please be advised that the Planning Commission meeting will be conducted on **Tuesday, May 14, 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](mailto: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, MAY 14, 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 – April 10, 2024

**OLD BUSINESS**

**NEW BUSINESS**

1. RESOLUTION PC 16-24  
A resolution to appoint a Chair and Vice Chair for Planning Commission for the annual term.
2. RESOLUTION PC 12-24  
A resolution to consider a zoning designation request at 1121 W Water St. Piqua.
3. RESOLUTION PC 13-24  
A resolution to consider a Special Use Permit for a group home at 634 S. Wayne St. Piqua.
4. RESOLUTION PC 14-24  
A resolution to consider a Special Use Permit for a group home at 115 Staunton St. Piqua.
5. RESOLUTION PC 15-24  
A resolution requesting a replat of 902 Scott Drive (N44-072956).

**OTHER BUSINESS/ADJOURNMENT**

**PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – WEDNESDAY, APRIL 10, 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, Adam Seas, Terry Wright

**APPROVAL OF MINUTES**

The minutes of March 12, 2024, Planning Commission Meeting were approved by voice vote.

**NEW BUSINESS**

**Resolution PC 4-24**

A motion to un-table PC 4-24 was made by Eddie Harvey and seconded by Brad Bubp. PC 4-24 was un-tabled with a 5-0 vote.

**Resolution PC 4-24**

A resolution requesting approval of a mural in the Downtown Zoning District at 212 N Main St.

Chad Henry gave the staff report and staff did recommend the approval of the mural. He stated that it did go to the Board of Zoning Appeals for a variance in the size and it was granted. Mr. Henry stated the committee reached out to the Mills family and asked their opinion and they wanted all four sons included. The mural now has all four brothers and the father included.

Ruth Koon, applicant on behalf of Mainstreet Piqua came forward to speak on the matter. She met with the grand niece of the Mills brothers to discuss the mural with her. She stated that after hearing the family comments they are now including all four brothers and the father.

Mr. Koenig stated the Secretary of the Interiors treatment guideline for preservation and rehabilitation about painting on the bricks that haven't previously been painted on and that it isn't recommended. Ms. Koon stated that there will be a clear coat applied in preparation to the building before the mural is painted. Mr. Koenig voiced concerns about the preservation of the building. Ms. Koon stated they have hired professionals and they were the ones that recommended the clear coat.

Eddie Harvey made a motion to approve Resolution PC 7-24 and Brad Bubp seconded the motion. Resolution PC 4-24 was approved with a 5-0 vote.

### **Resolution PC 7-24**

A resolution requesting a Special Use authorization to allow a hotel to be built at 902 Scott Drive.

Chad Henry gave the staff report and recommended approval of the Special Use.

Raj Patel, applicant on behalf of Bucyrus Lodging Inc came forward to speak on the item. He stated they intend to put a 96-99-room Hampton by Hilton. He stated there will also be a sit-down restaurant as well as a fast-food restaurant. He stated the hotel will be 4 stories and he showed what the hotel will look like. It will hire 25-30 full-time employees. They are hoping to start this year possibly 6-9 months to start. Mr. Patel stated that it will be an Olive Garden and a Chipotle.

Chris Schmiesing also came forward to speak on the item. He said they will soon be going out to bid for the demolition of the Red Roof currently there. Mr. Bubp asked about environmental concerns like asbestos and how the City will plan it. Mr. Schmiesing states that a study has been conducted and the City is aware of any concerns and how they need to be addressed.

It was also asked if Scott Dive intersection will be improved or revised. Chris stated that is something they are working on and hope to have accomplished it with this.

Eddie Harvey made a motion to approve Resolution PC 7-24 and Brad Bubp seconded the motion. Resolution PC 7-24 was approved with a 5-0 vote.

### **Resolution PC 8-24**

A resolution for Planning Commission to appoint a member to serve on the Board of Zoning Appeals.

Eddie Harvey made a motion to recommend Adam Seas to the Board of Zoning Appeals and Brad Bubp seconded the motion. Adam Seas was appointed to the Board of Zoning Appeals with a 5-0 vote.

### **Resolution PC 9-24**

A resolution requesting a recommendation for the adoption of a new ordinance, Chapter 99; City of Piqua Historic Preservation Ordinance.

Kyle Hinkelman gave a presentation on the new ordinance and what it will include.

Brad Bubp made a motion to approve Resolution PC 9-24 and Eddie Harvey seconded the motion. Resolution PC 9-24 was approved with a 5-0 vote.

### **Resolution PC 10-24**

A resolution requesting a recommendation for amendments to Chapter 32: Boards and Commissions.

Brad Bubp made a motion to approve Resolution PC 10-24 and Adam Seas seconded the motion. Resolution PC 10-24 was approved with a 5-0 vote.

### **Resolution PC 11-24**

A resolution requesting a recommendation for amendments to Title XV- Development Code.

Brad Bubp made a motion to approve Resolution PC 11-24 and Eddie Harvey seconded the motion. Resolution PC 11-24 was approved with a 5-0 vote.

## **OTHER BUSINESS**

## **ADJOURNMENT**

With no other questions, comments, or business before the Planning Commission, a motion was made Brad Bubp to adjourn the meeting seconded by Adam Seas to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 7:40 P.M.

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](mailto:emcculla@piquaoh.gov)

**RESOLUTION No. PC 16-24**

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.

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	AYE	NAY	ABSTAIN	ABSENT
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"/>

<b>Applicant:</b>	<p><b>Tanya Blair</b> 17579 Kirkwood Road, Sidney, OH 45365 (937) 214-0427 <a href="mailto:tanyaleadingstars@gmail.com">tanyaleadingstars@gmail.com</a></p>
<b>Request:</b>	Zoning Designation Change from Neighborhood Mixed Use (NX) to Traditional Residential Low Density (T-RL)
<b>Location:</b>	1121 W. Water Street

<b>Staff Analysis:</b>	<p>The existing NX zoning is intended for neighborhood-scale commercial uses abutting residential districts. The design intent is to limit commercial structures and uses in scale and intensity to those that serve the surrounding neighborhood.</p> <p>The proposed T-RL zoning is intended to create or preserve a base of mixed-density residential neighborhoods on an alley grid network of streets.</p> <p><b>Rationale:</b></p> <ol style="list-style-type: none"> <li><b>1. Community Need:</b> There is a growing demand for residential spaces in the area, reflecting shifting demographics and housing preferences. Residential zoning would better align with the community’s needs and aspirations.</li> <li><b>2. Land Use Harmony:</b> Residential zoning would create a more harmonious neighborhood environment by reducing commercial traffic and noise. Additionally, this zoning designation shares contiguous boundaries in all directions except for the south.</li> <li><b>3. Economic Viability:</b> Residential development can contribute positively to the local economy. It can attract new residents, potentially increase property values, and encourage small-scale local businesses to cater to the needs of the residents.</li> <li><b>4. Infrastructure Impact:</b> Shifting to residential zoning would likely lessen the strain on infrastructure like roads, parking, and utilities, as residential developments typically have lower traffic impact compared to commercial areas.</li> </ol>
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	<p><b>5. Environmental Considerations:</b> Residential developments tend to be more sustainable in terms of energy consumption and waste generation compared to commercial spaces. This transition could align with the community’s environmental goals.</p> <p><b>Conclusion:</b> Rezoning from NX to T-RL would better serve the community’s needs, enhance the neighborhood’s character, and promote sustainable development. This transition can foster a more vibrant and cohesive residential environment.</p>
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<p><b>Staff Recommendations:</b></p>	<p>Staff recommends that Planning Commission recommends <b>APPROVAL</b> of the zoning designation, for reasons addressed in the analysis. We find this use to be compatible with the intended use of the property, does not threaten the general health, safety and welfare of the surrounding properties, does not consume critical land resources and conforms to all other applicable plans, policies and regulations of the City.</p>
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**HOW TO APPLY FOR A ZONING DESIGNATION REQUEST**

1. To have an item placed on the agenda, site plans and application materials may be submitted to [piquapermits@piquaoh.gov](mailto:piquapermits@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 Zoning Change, 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 Zoning Change;
  - \$100.00 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"/> <b>Application</b>	<input type="checkbox"/> <b>Lot Plan</b> (Show existing and proposed zoning)	<input checked="" type="checkbox"/> <b>\$100 Fee</b> (Cash or Check)
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<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> <b>Primary Contact</b>	<input type="checkbox"/> <b>Billing Contact</b>
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**First Last Name:** Blair Tanya

**Contact Person First Last Name:**

**Mailing Address:** 17579 Kirkwood Rd. Sidney Ohio 45365

**Phone Number:** 937-214-0427      **Email:** tanya.leadingstars@gmail.com

**Type of legal interest held by applicant:** Owner

**OWNER INFORMATION**

**First Last Name:** Tanya Blair

**Mailing Address:** 17579 Kirkwood Rd Sidney Ohio 45365

**Phone Number:** 937-214-0427      **Email:** tanya.leadingstars@gmail.com

LOCATION DETAILS	
Street Address: <u>1121 W. Water</u>	Parcel ID Number: <u>N44-074370</u>
Existing Zoning District: <u>NX</u>	Proposed Zoning District: <u>T-RL</u>

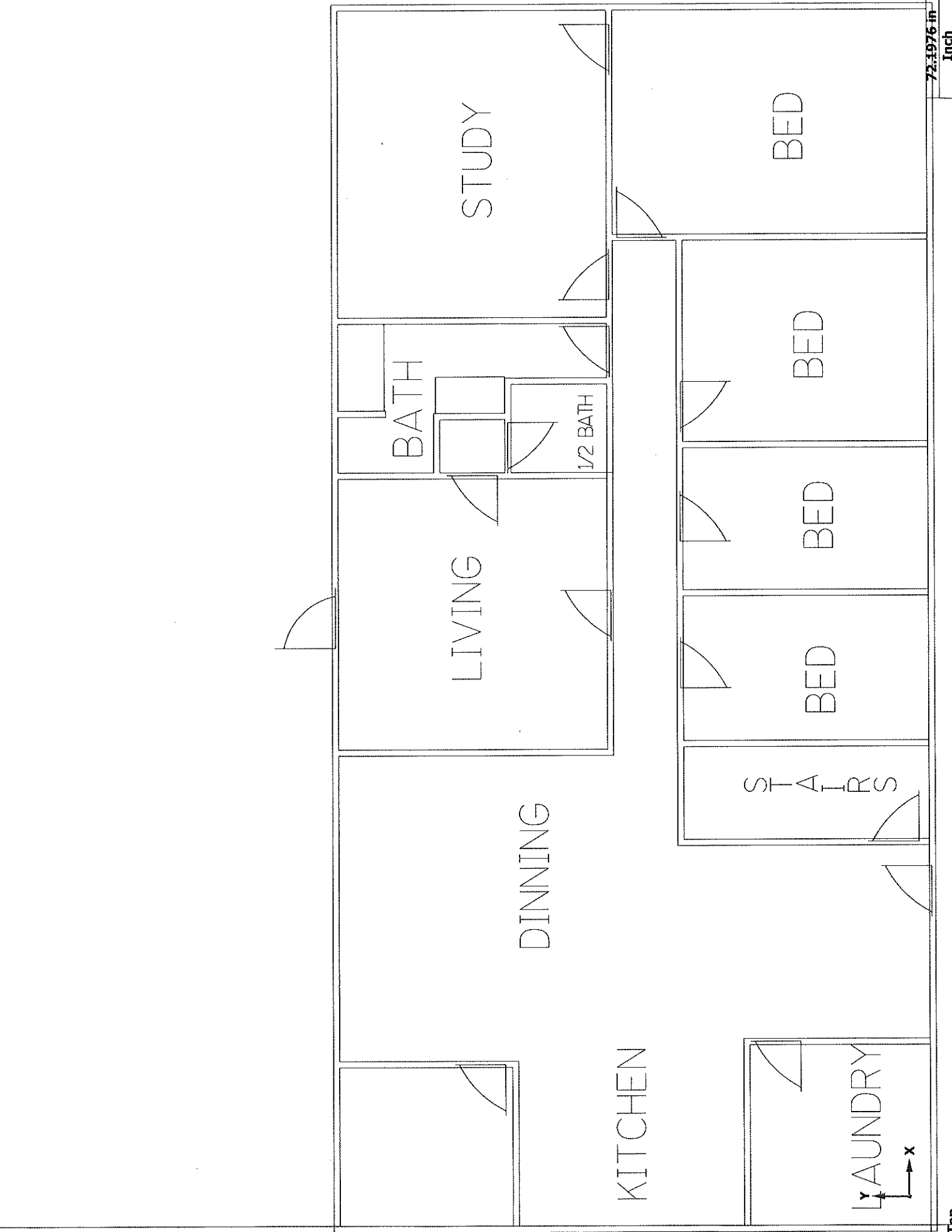
**PROJECT INFORMATION - Attach additional page(s) if necessary.**

Briefly describe the reason for the requested zoning change:  
This was an office building that would like to change to residential.

**ACKNOWLEDGMENT AND AUTHORIZATION**

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

<u>Tanya J. Blair</u>	<u>4/15/24</u>
Applicant Name	Date
<u>Tanya J. Blair</u>	<u>owner</u>
Applicant Signature	Title



BATH

1/2 BATH

LIVING

STUDY

DINNING

KITCHEN

STAIRS

BED

BED

BED

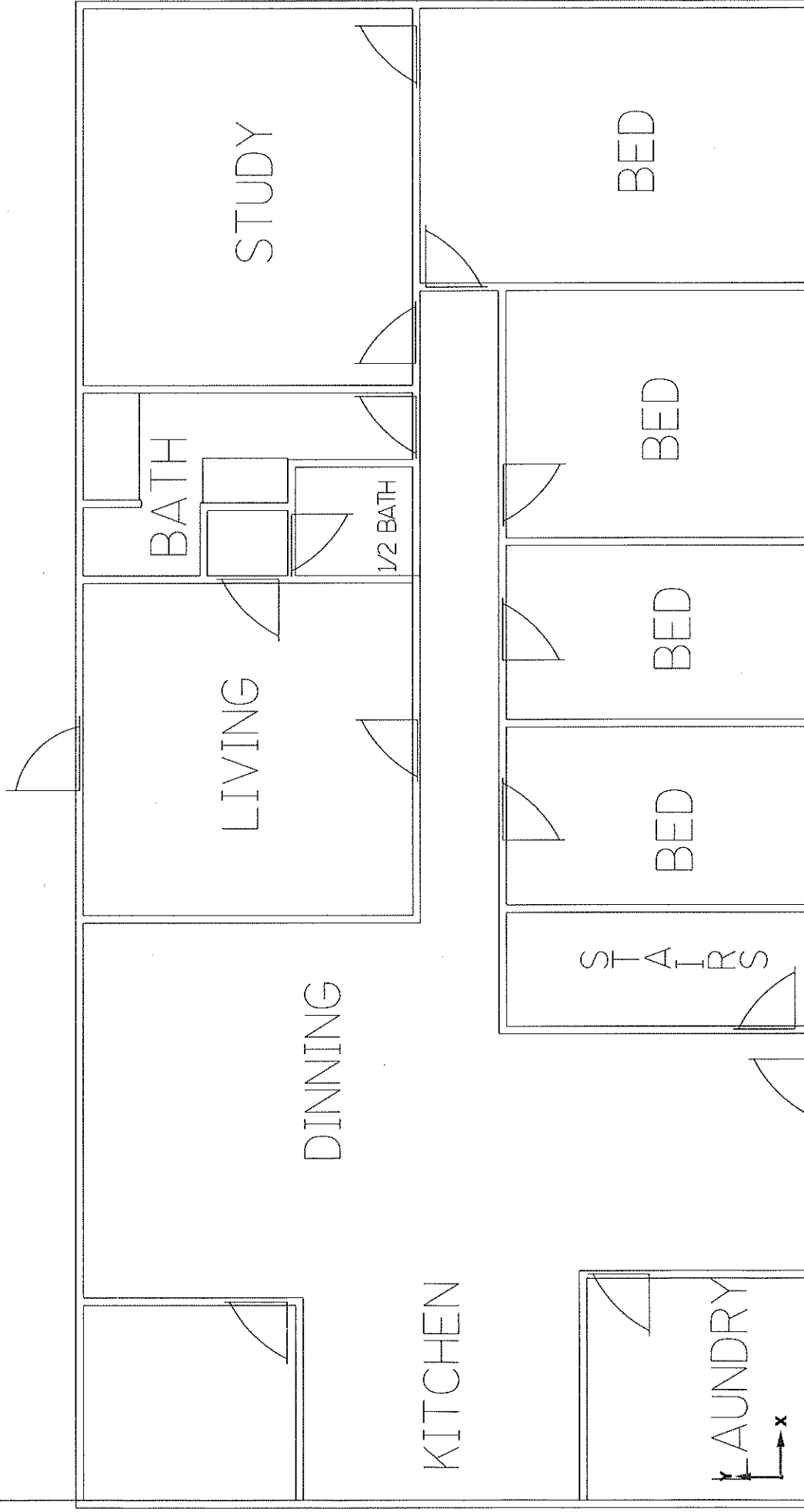
BED

LAUNDRY



72.3976 in  
Inch

Top



72.1976 in  
Inch

Top

**RESOLUTION No. PC 12-24**

WHEREAS, Tanya Blair, has applied for a Zoning Designation Request to authorize a current building to be rezoned for a residential home located at Parcel N44-074370, zoned T-RL Traditional Residential Low Density; and,

WHEREAS, the Development Code Section 7.2.3 provides the procedure for Planning Commission to approve a requested Special Use; and,

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

- 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.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- 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.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley 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. Terry Wright	<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"/>

**HOW TO APPLY FOR A SPECIAL USE AUTHORIZATION**

- To have an item placed on the agenda, site plans and application materials may be submitted to [piguapermits@piquaoh.gov](mailto:piguapermits@piquaoh.gov) no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include 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.
- Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
- 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 type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input type="checkbox"/> \$150 Fee (Cash or Check)
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Pd. Cash 4.26.24

<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
First Last Name: <i>Chance Smith</i>		
Contact Person First Last Name: <i>Chance Smith</i>		
Mailing Address: <i>987 E Ash St Ste A2, Piqua, OH 45356</i>		
Phone Number: <i>(937) 543-2275</i>	Email: <i>Chance.Smith1823@gmail.com</i>	
Type of legal interest held by applicant:		
<b>OWNER INFORMATION</b>		
First Last Name: <i>Chance Smith</i>		
Mailing Address: <i>313 S Wayne St Piqua, OH 45356</i>		
Phone Number: <i>(937) 543-2275</i>	Email: <i>Chance.Smith1823@gmail.com</i>	



Special Use Authorization  
Application

<b>LOCATION DETAILS</b>	
Street Address: 634 Swayne St	Parcel ID Number:
Existing Zoning District:	Existing Use: RESIDENTIAL
Proposed Special Use: GROUP HOME	

<b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>
Briefly describe the reason for the requested special use: Providing Housing for A fair life home (Treatment center)

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Chance Smith	4/25/2024
Applicant Name	Date
	Owner
Applicant Signature	Title

**RESOLUTION No. PC 13-24**

WHEREAS, Chance Smith, has applied for a Special Use Authorization to authorize a Special Use for a group home to be located at Parcel N44-012730, zoned T-RL Traditional Residential Low Density; and,

WHEREAS, the Development Code Section 7.2.3 provides the procedure for Planning Commission to approve a requested Special Use; and,

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

- 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.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- 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.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley 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. Terry Wright	<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"/>

**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 [piquapermits@piquaoh.gov](mailto:piquapermits@piquaoh.gov) no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include 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 type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Construction Drawings (If applicable)	<input type="checkbox"/> \$150 Fee (Cash or Check)
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Paid \$150 online 10856728-1321 4.29.24

<b>APPLICANT INFORMATION</b>	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
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First Last Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:	Email:
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Type of legal interest held by applicant:

**OWNER INFORMATION**

First Last Name:

Mailing Address:

Phone Number:	Email:
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LOCATION DETAILS	
Street Address:	Parcel ID Number:
Existing Zoning District:	Existing Use:
Proposed Special Use:	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use:

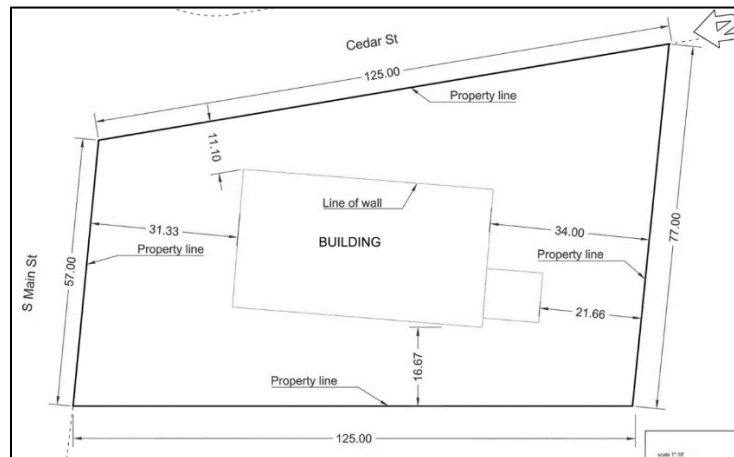
ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name	Date
<i>Dale White</i>	
Applicant Signature	Title

**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.



**RESOLUTION No. PC 14-24**

WHEREAS, Dale White, has applied for a Special Use Authorization to authorize a Special Use for a group home to be located at Parcel N44-250515, zoned T-FX Traditional Flex Mixed Use; and,

WHEREAS, the Development Code Section 7.2.3 provides the procedure for Planning Commission to approve a requested Special Use; and,

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

- 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.
- Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate the needs of the community for economic development or other important needs.
- 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.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley 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. Terry Wright	<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"/>

<b>Applicant:</b>	<b>Basis Piqua, LLC</b> 7770 Cooper Road, Suite 9, Cincinnati OH 45242 (937) 853-2531
<b>Request:</b>	Replat of 902 Scott Drive into 3 parcels to be used for a Chipotle, Olive Garden, and a hotel. The site plans are developed with the access easements and the utility easement for all services to the buildings.
<b>Location:</b>	902 Scott Drive, N44-072956 & N44-072958

<b>Staff Analysis:</b>	<p>The purpose of this subdivision is to divide an existing parcel into three separate parcels to accommodate a hotel, a sit-down restaurant and a quick-service restaurant.</p> <p><b>Description:</b></p> <ol style="list-style-type: none"> <li>1. <b>Lot Division:</b> The existing parcel will be subdivided into three separate parcels, each designated for a specific commercial use.</li> <li>2. <b>Zoning Compliance:</b> The subdivision will comply with all relevant zoning regulations and land use requirements, ensuring that each parcel is appropriately zoned for its intended use.</li> <li>3. <b>Utility Allocation:</b> Utilities will be appropriately allocated to each parcel to support the proposed development.</li> </ol> <p><b>Parcel Details</b></p> <ol style="list-style-type: none"> <li>1. <b>North Parcel (Pink):</b> Designated for a hotel development, this parcel will accommodate a full-service hotel with amenities.</li> <li>2. <b>West Parcel (Green):</b> Designated for a quick-service restaurant, this parcel will accommodate a fast-food or casual dining restaurant with efficient service and limited seating.</li> <li>3. <b>East Parcel (Red):</b> Designated for a sit-down restaurant, this parcel will be suitable for a fine dining establishment offering a full menu and dining experience.</li> </ol>
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	There is no change to public right-of-way in this replat.
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<b>Staff Recommendations:</b>	Staff recommends <b>APPROVAL</b> of the replat. This subdivision into three parcels aims to create a vibrant commercial area that caters to various needs, from accommodation to dining, while complying with zoning regulations and ensuring efficient utility allocation.
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REPLAT FEE SCHEDULE	
Review Type	Fee
<b>Administrative Review without dedication</b> <ul style="list-style-type: none"> <li>Replat of 5 or fewer lots with no dedication of right-of-way or public easements</li> <li>Assembly of lots together with no dedication of right-of way or public easements</li> </ul>	Final Plat: \$100
<b>Major Subdivision (requires public hearing)</b> <ul style="list-style-type: none"> <li>Subdivision of 6 or more lots</li> <li>Any plat including a dedication of right-of-way or easements</li> </ul> <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
<b>Construction Documents</b> 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 - <a href="https://swipesimple.com/links/lmk_b5f8e6e9">https://swipesimple.com/links/lmk_b5f8e6e9</a> - <i>If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing <a href="mailto:piquapermits@piquaoh.gov">piquapermits@piquaoh.gov</a></i>	

<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> Primary Contact	<input checked="" type="checkbox"/> Billing Contact
Company Name:	<b>Basis Piqua, LLC</b>	
Contact Person First Last Name:	<b>Jerry Royce</b>	
Mailing Address:	<b>7770 Cooper Road, Suite 9, Cincinnati, Ohio 45242</b>	
Phone Number:	<b>513-226-4402</b>	Email: <b>Jerry@basiscompanies.com</b>
<b>PROPERTY OWNER INFORMATION</b>		
First Last Name:	<b>City of Piqua</b>	
Mailing Address:	<b>201 W Water Street, Piqua, Ohio 45356</b>	
Phone Number:	<b>937-853-2531</b>	Email: <b>cschmiesing@piquaoh.gov</b>

<b>PROPERTY LOCATION</b> <i>Location where change is being made, please list all Parcel IDs included</i>	
Street Address: <b>902 Scott Drive, Piqua, Ohio</b>	Parcel ID Number: <b>N44-072956 N44-072958</b>
Zoning District: <b>General Business</b>	Current Use: <b>Hotel/Motel</b>
<b>DESCRIPTION OF REQUEST</b> <i>Please give a narrative description of what the owner would like to accomplish with this replat or construction document</i>	
<p><b>The project consist of demolishing the existing hotel dividing the parcels into 3 parcels to be used for a Chipotle, Olive Garden, and a hotel. The site plans are developed with the access easements and the utility easement for all services to the buildings.</b></p> <p><b>Attached are the planned parcels and the access easements and the utility easements,</b></p>	

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<b>Jerry Royce</b>	<b>5/3/2024</b>
Applicant Name	Date
	<b>Manager</b>
Applicant Signature	Title

Z:\project\Miami\Piqua\WIA-PIQ-2302RedRoofInn\TA\WIAPIQ2302\_SITE\_SHEETS.dwg 11-Apr-24 1:02 PM

PROPOSED STORM STRUCTURES	
#1 YARD DRAIN TOP 924.28 8" SE INV. 919.94 8" W INV. 919.94 8" N INV. 920.13	#2 TYPE 2-2C CB TOP 920.92 8" NW INV. 917.04 15" N INV. 916.46
#3 TYPE 2-2C CB TOP 920.85 15" E INV. 916.61 6" NW INV. 917.69	#4 TYPE 2-2C CB TOP 921.55 15" W INV. 916.41 15" E INV. 916.41 4" S INV. 919.00
#5 TYPE 2-3 CB TOP 920.41 15" S INV. 916.12 24" N INV. 915.37 15" W INV. 916.12	#6 TYPE 2-3 CB TOP 919.46 24" S INV. 915.21 24" W INV. 915.21
#7 TYPE 2-2C CB TOP 918.43 12" W INV. 915.06	#8 TYPE 2-2C CB TOP 918.83 15" W INV. 914.00
#9 TYPE 2-2C CB TOP 918.50 18" W INV. 913.84 15" E INV. 913.84	#10 TYPE 2-2C CB TOP 918.39 18" NW INV. 913.69 18" E INV. 913.69
#11 TYPE 3 STM MH TOP 919.00 18" SE INV. 913.63 18" N INV. 913.63	#12 TYPE 2-3 CB TOP 918.00 18" S INV. 913.47 24" N INV. 913.47 12" E INV. 914.83
#13 TYPE 2-3 CB TOP 919.22 24" S INV. 913.41 24" N INV. 913.41	#14 TYPE 2-3 CB TOP 921.16 24" S INV. 913.26 24" NE INV. 913.26
#15 TYPE 3 STM MH TOP 918.38 24" SW INV. 913.21 24" E INV. 913.21	#16 TYPE 2-2B CB TOP 917.00 12" N INV. 911.00 8" S INV. 909.75
#17 TYPE 3 STM MH TOP 906.39 12" S INV. 895.33 12" W INV. 891.00	#18 TYPE 3 STM MH TOP 881.70 12" E INV. 877.20 12" NW INV. 876.61

PROPOSED SANITARY STRUCTURES	
#1 TYPE 3 SAN MH TOP. 906.83 8" E INV. 902.90 8" S INV. 902.78 8" NW INV. 902.78	#3 TYPE 2 SAN DROP MH TOP. 921.64 8" S INV. 911.70 8" W INV. 911.60 8" N INV. 918.26
#2 TYPE 3 SAN MH TOP. 918.57 8" W INV. 911.30 8" E INV. 911.40	#5 TYPE 3 SAN MH TOP. 923.32 8" W INV. 916.65 4" N INV. 916.65

**NOTES:**  
CONTRACTOR TO COORDINATE WITH THE CITY OF PIQUA PAINT COLOR OF FIRE HYDRANTS AS WELL AS TYPE, SIZE, AND COLOR OF STORZ NOZZLE PRIOR TO ORDERING MATERIALS.

ALL CONNECTIONS TO PUBLIC WATER MAIN TO BE MADE WITH TAPPING SADDLE PER THE CITY OF PIQUA'S DETAIL.

SEE GENERAL NOTES SHEETS FOR UTILITY NOTES.

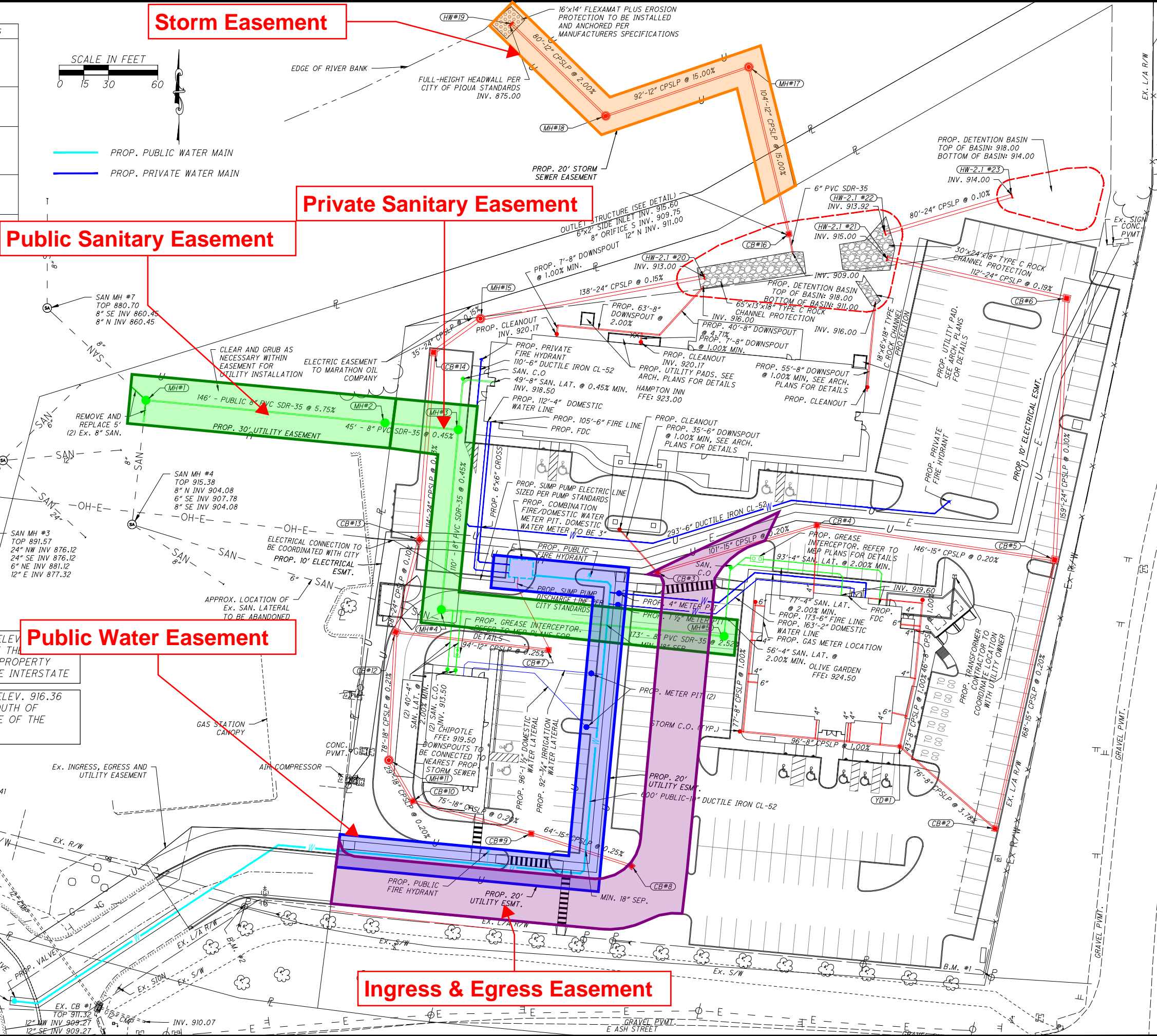
SIZES FOR OLIVE GARDEN'S DOWNSPOUTS ARE SHOWN ON THE PLANS. 4" DOWNSPOUTS SHALL HAVE A MINIMUM SLOPE OF 2.00%. 6" DOWNSPOUTS SHALL HAVE A MINIMUM SLOPE OF 1.00%.

**BENCHMARK #1** ELEV. 916.36  
MAG NAIL IN POWER POLE AT THE SOUTHEAST CORNER OF THE PROPERTY ALONG THE OFF RAMP OF THE INTERSTATE

**BENCHMARK #2** ELEV. 916.36  
MAG NAIL IN POWER POLE SOUTH OF SPEEDWAY ON THE WEST EDGE OF THE HOTEL PROPERTY

CONTRACTOR TO VERIFY DEPTH AND LOCATION OF EX. WATER PRIOR TO ORDER MATERIALS

DRAWN PER EX. BASEMAPS



REVISIONS:
FILE NAME UTILITY
DRAWN BY ALW
CHECKED BY MLS
PROJECT No. MIAPIQ2302
DATE 04-11-2024
SHEET NUMBER 13 OF 22



**RESOLUTION No. PC 15-24**

WHEREAS, Basis Piqua, LLC, has submitted a request for a recommendation of approval for a replat of 902 Scott Drive (N44-072956 & N44-072958); 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.

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	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley 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. Terry Wright	<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"/>

PC 12-24	N44-021160	MICHAEL STELLA L (TOD)	1122 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021060	CASELL ST PROPERTIES LLC	105 CASELL ST	PIQUA	OH	45356
PC 12-24	N44-021230	BUTT BARBARA R	1116 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-022300	LANCE INVESTMENTS LLC	1129 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021220	KAECK RAYMOND W ETAL	HIGH W	PIQUA	OH	45356
PC 12-24	N44-021000	WRIGHT STEVE & DONNA	1101 W WATER ST	PIQUA	OH	45356
PC 12-24	N44-021180	BLANKENSHIP KYLE R	1121 HIGH ST W	PIQUA	OH	45356
PC 12-24	N44-021190	SOUTH STEVEN T	1118 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-022320	ALBERS DANIEL L & BOWANNA M	113 SHERMAN	PIQUA	OH	45356
PC 12-24	N44-022330	WEAD ANN E	114 CASELL ST	PIQUA	OH	45356
PC 12-24	N44-021010	SHANNON MARY R	1115 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021240	BUTT BARBARA R (& @ 3)	224 JACKSON ST	PIQUA	OH	45356
PC 12-24	N44-021020	RUFFIN SEAN	1105 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021070	CASELL ST PROPERTIES LLC	113 CASELL ST	PIQUA	OH	45356
PC 12-24	N44-022350	DAVIS TAMMY K	CASELL ST	PIQUA	OH	45356
PC 12-24	N44-021150	JACKSON DUSTIN PAUL (TRUSTEE)	HIGH ST W	PIQUA	OH	45356
PC 12-24	N44-074370	LEADING STARS REALTY LLC	1121 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021170	WILKS CORY & HOPE	1126 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021140	JACKSON DUSTIN PAUL (TRUSTEE)	HIGH ST W	PIQUA	OH	45356
PC 12-24	N44-022290	HOWARD ROY F	1133 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-022340	DAVIS TAMMY K	112 CASELL ST	PIQUA	OH	45356
PC 12-24	N44-022284	SCHROERLUKE RACHEL L	1137 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021030	PLUNKETT TRAVIS L	1109 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021210	SPENCER MATHEW L	1120 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021200	POTTER INEZ IRENE	1113 W HIGH ST	PIQUA	OH	45356
PC 12-24	N44-022310	MICHAEL STEVEN L & STEPHANIE J	1125 WATER ST W	PIQUA	OH	45356
PC 12-24	N44-021060	CASELL ST PROPERTIES LLC	2511 ST ANDREWS DR	TROY	OH	45373
PC 12-24	N44-022300	LANCE INVESTMENTS LLC	527 WOOD ST	PIQUA	OH	45356
PC 12-24	N44-021220	KAECK RAYMOND W ETAL	118 SHERMAN AVE	PIQUA	OH	45356
PC 12-24	N44-021000	WRIGHT STEVE & DONNA	5875 MYERS RD	COVINGTON	OH	45318
PC 12-24	N44-021130	GARLAND KYLIE D	1128 W WATER ST	PIQUA	OH	45356
PC 12-24	N44-022320	ALBERS DANIEL L & BOWANNA M	116 SHERMAN ST	PIQUA	OH	45356
PC 12-24	N44-022330	WEAD ANN E	1345 COVINGTON AVE APT 1E	PIQUA	OH	45356

PC 12-24	N44-022350	DAVIS TAMMY K	112 CASSELL ST	PIQUA	OH	45356
PC 12-24	N44-021150	JACKSON DUSTIN PAUL (TRUSTEE)	1135 W HIGH ST	PIQUA	OH	45356
PC 12-24	N44-021140	JACKSON DUSTIN PAUL (TRUSTEE)	1135 W HIGH ST	PIQUA	OH	45356
PC 12-24	N44-022290	HOWARD ROY F	P.O.BOX 810	PIQUA	OH	45356
PC 12-24	N44-022284	SCHROERLUKE RACHEL L	1137 W WATER ST	PIQUA	OH	45356
PC 12-24	N44-021210	SPENCER MATHEW L	9633 COUNTRY CLUB RD	PIQUA	OH	45356
PC 13-24	N44-012780	BUBECK SCOTT A	648 WAYNE S	Piqua	OH	45356
PC 13-24	N44-023780	SMITH MICHAEL GLEN & DAWN MARI	621 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-012670	DSK PORTFOLIO 16 MAIN LLC	641 643 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012820	BAYMAN-COST GLORIA	654 S WAYNE ST	Piqua	OH	45356
PC 13-24	N44-010380	ARTHUR DANIEL	615 617 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-010470	STAGER JOSHUA R	624 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012750	FRANZ KENNETH A (TOD) & @ 3	WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012810	BAILEY LINDA S (TOD) & @(3)	210 GARNSEY	Piqua	OH	45356
PC 13-24	N44-010480	LIETTE REALTY V LLC	630 WAYNE ST	Piqua	OH	45356
PC 13-24	N44-012690	HUDDLESON NICHOLAS M	647 WAYNE S	Piqua	OH	45356
PC 13-24	N44-012660	SCHRUBB NATHANIEL J	653 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-013100	WOOD HARRY W & HEATHER M	647 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-023770	QUINTER ERIK & MADISON	615 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-012720	ROBERTS KIMBERLY A	637 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-023760	BRANSCUM SCOTT JR	613 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-010450	REYNOLDS RICHARD R JR & PATRICIA	614 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-013130	SMITH CHEYENNE	637 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-012700	ROBERTS KIMBERLY A	WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012800	ROBINSON BENANZER DEVELOPMEN	652 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-010370	DURAND INVESTMENTS LLC	619 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-013090	STAMPER TERRY(TOD)	653 DOWNING S	Piqua	OH	45356
PC 13-24	N44-012730	SMITH & EARLEY 2 LLC	634 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012710	RINDLER JACOB J (LC) @(4)	635 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-013110	CARTWRIGHT RICHARD W & TERESA	645 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-010460	FULTON TONYA C	620 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-023750	CURTIS KENNETH L	607 DOWNING ST S	Piqua	OH	45356

PC 13-24	N44-012680	TRIUM PROPERTIES LLC	649 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-010360	BOWDLE GARY L	629 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-023800	CASEY REBACCA ANN	629 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-012790	BUBECK SCOTT A	208 GARNSEY	Piqua	OH	45356
PC 13-24	N44-012770	CLEGG TAMMERA L	646 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-013070	MCQUIRE DAWN M	234 GARNSEY ST	Piqua	OH	45356
PC 13-24	N44-010350	PROPERTIES BY H&M LLC	633 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-023790	BIM-MERLE PROPERTIES LLC	623 DOWNING S	Piqua	OH	45356
PC 13-24	N44-013120	BLACK DAVID E SR & ROBERTA D	641 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-010440	SCHULZ SCOTT & GAIL	608 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-013140	PROBST JOHN	633 DOWNING ST S	Piqua	OH	45356
PC 13-24	N44-012760	PONTIUS TIFFANY M	640 40. WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012740	FRANZ KENNETH A (TOD)	636 WAYNE ST S	Piqua	OH	45356
PC 13-24	N44-012780	BUBECK SCOTT A	11111 US RT 36	BRADFORD	OH	45308
PC 13-24	N44-023780	SMITH MICHAEL GLEN & DAWN MARI	P.O. BOX 16	PIQUA	OH	45356
PC 13-24	N44-012670	DSK PORTFOLIO 16 MAIN LLC	650 S MAIN ST	PIQUA	OH	45356
PC 13-24	N44-010380	ARTHUR DANIEL	770 BROWN RD	SIDNEY	OH	45365
PC 13-24	N44-012750	FRANZ KENNETH A (TOD) & @ 3	636 S WAYNE ST	PIQUA	OH	45356
PC 13-24	N44-010480	LIETTE REALTY V LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
PC 13-24	N44-012700	ROBERTS KIMBERLY A	637 S WAYNE ST	PIQUA	OH	45356
PC 13-24	N44-012800	ROBINSON BENANZER DEVELOPME	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
PC 13-24	N44-010370	DURAND INVESTMENTS LLC	420 S ROOSEVELT AVE	PIQUA	OH	45356
PC 13-24	N44-013090	STAMPER TERRY(TOD)	PO BOX 339	NORTH HAMPTON	OH	45349
PC 13-24	N44-012730	SMITH & EARLEY 2 LLC	313 S WAYNE ST	PIQUA	OH	45356
PC 13-24	N44-012710	RINDLER JACOB J (LC) @(4)	2410 TROY-SIDNEY RD	TROY	OH	45373
PC 13-24	N44-012680	TRIUM PROPERTIES LLC	37 ROBIN HOOD LN	TROY	OH	45373
PC 13-24	N44-023800	CASEY REBACCA ANN	629 S DOWNING ST	PIQUA	OH	45356
PC 13-24	N44-012790	BUBECK SCOTT A	11111 US RT 36	BRADFORD	OH	45308
PC 13-24	N44-010350	PROPERTIES BY H&M LLC	10570 WRIGHT PUTHOFF RD	SIDNEY	OH	45365
PC 13-24	N44-023790	BIM-MERLE PROPERTIES LLC	1111 CAMP ST	PIQUA	OH	45356
PC 14-24	N44-044720	SPURLOCK LAVERNA (TOD) & @(2)	124 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-042510	CROMES GLORIA A	269 271 MAIN ST E	Piqua	OH	45356

PC 14-24	N44-042540	COLE LEVI & SAMANTHA REECE	266 MAIN E	Piqua	OH	45356
PC 14-24	N44-042500	KESSLER DONALD R & MARY I	267 MAIN E	Piqua	OH	45356
PC 14-24	N44-098940	LIETTE EDWIN L (TRUSTEE)	MAIN ST E	Piqua	OH	45356
PC 14-24	N44-054600	SPURLOCK LAVERNA K (TOD) & @(2)	125 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-042650	ROSE ROSE M	325 MAIN E	Piqua	OH	45356
PC 14-24	N44-099180	WAUGH BRIAN T & CAROL B	324 E MAIN ST	Piqua	OH	45356
PC 14-24	N44-098900	VSF INVESTMENTS LTD	301 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-054650	WAUGH BRIAN T & CAROL B	MAIN ST E	Piqua	OH	45356
PC 14-24	N44-042490	WALTERS JAMES R JR	263 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-044690	GMH RENTAL INC	114 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-073465	BREWSTER CHESTER L & CONNIE L	305 E MAIN ST	Piqua	OH	45356
PC 14-24	N44-042560	BIM-MERLE ROBERT W III & ANGELA	256 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-044710	LEWIS SANDRA K	122 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-054690	WHITEFORD GIN YEN (TOD) & @(2)	124 CARR ST	Piqua	OH	45356
PC 14-24	N44-054720	WALL RICHARD E	1ST ST	Piqua	OH	45356
PC 14-24	N44-042530	STEELE ASHLEY D	268 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-042510	CROMES GLORIA A	269 271 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-099200	BROWN ROBBIN R	CARR ST	Piqua	OH	45356
PC 14-24	N44-042500	KESSLER DONALD R & MARY I	267 MAIN E	Piqua	OH	45356
PC 14-24	N44-042640	BUSHMICH ADAM & BRITTANY	319 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-044730	MANIACI JEAN	126 STAUNTON	Piqua	OH	45356
PC 14-24	N44-054700	BATTON LYNDSEY & @ 3	404 1ST ST	Piqua	OH	45356
PC 14-24	N44-054610	RICE ROBIN L	127 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-054670	HOWARD ROY	118 CARR ST	Piqua	OH	45356
PC 14-24	N44-054710	WALL RICHARD E	1ST ST	Piqua	OH	45356
PC 14-24	N44-042660	ROBINSON BENANZER DEVELOPMEN	337 MAIN E	Piqua	OH	45356
PC 14-24	N44-044740	SNYDER JAMES A & LAREE P JESS	128 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-054640	DAVIS ELIZABETH A	316 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-042630	LIETTE EDWIN L (TRUSTEE)	315 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-054680	SCHULZ CAROL SPAW (TOD)	120 CARR ST	Piqua	OH	45356
PC 14-24	N44-044750	MONNIN MELVIN J & KATHRYN S	130 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-054730	SNYDER TRICIA K	414 1ST ST E	Piqua	OH	45356
PC 14-24	N44-250515	MEYER & SONS REALTY LLC	115 STAUNTON ST	Piqua	OH	45356

PC 14-24	N44-042520	HOWARD ROY F	110 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-054630	DAVIS ELIZABETH A	MAIN ST E	Piqua	OH	45356
PC 14-24	N44-044700	KORNERSTONE HOLDINGS LLC	116 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-054590	BROWN ROBBIN R	119 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-042550	BIM-MERLE PROPERTIES LLC	262 264 MAIN ST E	Piqua	OH	45356
PC 14-24	N44-054620	SWANK TERESA L & ANTHONY WAYNI	131 STAUNTON ST	Piqua	OH	45356
PC 14-24	N44-044720	SPURLOCK LAVERNA (TOD) & @(2)	125 STAUNTON ST	PIQUA	OH	45356
PC 14-24	N44-042510	CROMES GLORIA A	1137 BROADWAY	PIQUA	OH	45356
PC 14-24	N44-098940	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356
PC 14-24	N44-098900	VSF INVESTMENTS LTD	1268 E ASH ST STE 108	PIQUA	OH	45356
PC 14-24	N44-054650	WAUGH BRIAN T & CAROL B	324 E MAIN ST	PIQUA	OH	45356
PC 14-24	N44-042490	WALTERS JAMES R JR	7590 N ALCONY-CONOVER RD	CONOVER	OH	45317
PC 14-24	N44-073465	BREWSTER CHESTER L & CONNIE L	922 FALMOUTH AVE	PIQUA	OH	45356
PC 14-24	N44-042560	BIM-MERLE ROBERT W III & ANGELA	8655 FAIRVIEW RD	PIQUA	OH	45356
PC 14-24	N44-054720	WALL RICHARD E	8666 LYTLE FERRY RD	WAYNESVILLE	OH	45068
PC 14-24	N44-042510	CROMES GLORIA A	1137 BROADWAY	PIQUA	OH	45356
PC 14-24	N44-099200	BROWN ROBBIN R	119 STAUNTON ST	PIQUA	OH	45356
PC 14-24	N44-054670	HOWARD ROY	P.O.BOX 810	PIQUA	OH	45356
PC 14-24	N44-054710	WALL RICHARD E	8666 LYTLE FERRY RD	WAYNESVILLE	OH	45068
PC 14-24	N44-042660	ROBINSON BENANZER DEVELOPME	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
PC 14-24	N44-042630	LIETTE EDWIN L (TRUSTEE)	9300 COUNTRY CLUB RD	PIQUA	OH	45356
PC 14-24	N44-054680	SCHULZ CAROL SPAW (TOD)	9120 1/ LOCKINGTON DAM	PIQUA	OH	45356
PC 14-24	N44-044750	MONNIN MELVIN J & KATHRYN S	4555 SIMON RD	RUSSIA	OH	45363
PC 14-24	N44-250515	MEYER & SONS REALTY LLC	4122 W STATE ROUTE 185	PIQUA	OH	45356
PC 14-24	N44-042520	HOWARD ROY F	6720 N SPIKER RD	PIQUA	OH	45356
PC 14-24	N44-054630	DAVIS ELIZABETH A	316 E MAIN ST	PIQUA	OH	45356
PC 14-24	N44-044700	KORNERSTONE HOLDINGS LLC	PO BOX 164	PIQUA	OH	45356
PC 14-24	N44-042550	BIM-MERLE PROPERTIES LLC	1111 CAMP ST	PIQUA	OH	45356
PC 15-24	N44-076536	COLE BE PORTFOLIO II LLC	999 ASH ST E	Piqua	OH	45356
PC 15-24	J27-054448	DOUGLAS CHARLES E (LE) @(4)	1140 PATRICIA LN	Piqua	OH	45356
PC 15-24	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR	995 E ASH ST	Piqua	OH	45356
PC 15-24	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	991 E ASH ST	Piqua	OH	45356

PC 15-24	N44-072952	EMRO MARKETING COMPANY	900 SCOTT DR	Piqua	OH	45356
PC 15-24	N44-072962	CRACKER BARREL OLD COUNTRY ST	980 ASH ST E	Piqua	OH	45356
PC 15-24	J27-054447	VICKROY ANNA R & SAMUEL L POPLI	1145 PATRICIA LN	Piqua	OH	45356
PC 15-24	N44-076536	COLE BE PORTFOLIO II LLC	8111 SMITH'S MILL RD	NEW ALBANY	OH	43054
PC 15-24	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR	218 W ASH ST	PIQUA	OH	45356
PC 15-24	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	450 S ORANGE AVE STE 800	ORLANDO	FL	32801
PC 15-24	N44-072952	EMRO MARKETING COMPANY	539 S MAIN ST	FINDLAY	OH	45840
PC 15-24	N44-072962	CRACKER BARREL OLD COUNTRY ST	P.O. BOX 787	LEBANON	TN	37088