

October 1, 2024

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

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Please be advised that the Planning Commission meeting will be conducted on **Tuesday, October 8, 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, OCTOBER 8, 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 – September 10, 2024

**OLD BUSINESS**

**NEW BUSINESS**

1. RESOLUTION PC 21-24  
A resolution to consider a Special Use Permit for a personal service in the D-SX zoning district at 527 N. Main Street.
2. RESOLUTION PC 22-24  
A resolution to consider a petition to annex Parcel's M40-250021 and M40-046700 into the jurisdictional boundaries of the City of Piqua.
3. RESOLUTION PC 23-24  
A resolution to consider a preliminary replat of Parcel's N44-076518 and N44-077518.
4. RESOLUTION PC 24-24  
A resolution to consider a zoning designation of Parcel's N44-076518 and N44-077518.

**OTHER BUSINESS/ADJOURNMENT**

**PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, SEPTEMBER 10, 2024  
COMMISSION CHAMBERS – 201 W. WATER STREET**

**CALL TO ORDER**

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

**ROLL CALL**

Members Present: Brad Bubp, Eddie Harvey, Adam Seas, Terry Wright, Micah Underwood

**APPROVAL OF MINUTES**

The minutes of August 10, 2024 were approved by a voice vote.

**OLD BUSINESS**

**Resolution PC 18-24**

Mr. Harvey motioned to un-table the resolution. Mr. Wright seconded the motion.

Commission felt that Mr. Grimes had been given adequate time to prepare a development that would conform to the proposed district, but felt that it had not been accomplished.

Mr. Bubp made a motion to not recommended the zoning amendment. Mr. Underwood seconded the motion. Mr. Seas abstained from the vote. The vote was 4-0 to deny the zoning amendment request.

**NEW BUSINESS**

**Resolution PC 20-24**

Mr. Henry was present and gave the staff report.

Ms. Melanie Walker, 526 N Wayne spoke as a citizen and asked if this request was against the code. Mr. Henry stated that it is an acceptable Special Use.

Ms. Mindy Gregerson, 415 N Main spoke as a citizen and was opposed to the special use because Code Piqua stated that it was supposed to be restaurants and retail.

Mr. Wright asked how long the building had been vacant and Mr. Bubp stated that it has been vacant for quite a while. Mr. Underwood stated that he sees real estate in downtown districts. Mr. Bubp agreed with Mr. Underwood.

Ms. Walker also stated that there have been tv's in the building that haven't been altered for years.

Mr. Henry addressed the intent of Code Piqua and stated that restaurants and retail were preferred however there are a number of acceptable uses, to which is why it is before Commission with a recommendation.

Mr. Bubp made a motion to approve the resolution, Mr. Wright seconded the motion. The resolution was approved with a 5-0 vote.

### **OTHER BUSINESS**

None.

### **ADJOURNMENT**

With no other questions, comments, or business before the Planning Commission, a motion was made Mr. Seas to adjourn, seconded by Mr. Harvey to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:40 P.M.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua. 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)

# STAFF REPORT

## Planning Commission

**Date:** October 8, 2024  
**Re:** PC 21-24 – Special Use Request – 527 N. Main Street

**Applicant:** Wise Roll Jiu Jitsu Academy LLC, Greg Highley  
**Owner:** John C. Patterson / Psalm 8318 UN LTD

**Address:** 527 N. Main Street, Piqua, OH |  
**Parcel #:** N44-003150

**Zoning:** D-SX - Downtown Shopfront Mixed Use

**Request:** The applicant is requesting a Special Use designation to operate a Personal Service (Gym) within the Downtown Shopfront Mixed Use (D-SX) district.

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### Staff Comments and Recommendations:

The applicant is requesting a Special Use designation to operate a Personal Service (Gym) within the Downtown Shopfront Mixed Use (D-SX) district. This district is primarily intended for pedestrian-oriented commercial uses, and the proposed gym will provide fitness services in line with community health goals. The special use request is necessary as gyms are not automatically permitted in D-SX, requiring consideration of factors such as compatibility with surrounding businesses, potential impacts on foot traffic, and alignment with the district's intended character.

Staff recommends approval of the Special Use request, citing the gym's ability to attract consistent foot traffic and activate the streetscape during early morning and evening hours, complementing surrounding retail and dining establishments. The proposed use aligns with the district's goal of providing a diverse range of services that cater to both residents and visitors. The gym's inclusion would contribute to the vibrancy of the downtown area without significantly altering its overall character or pedestrian focus.

**PURPOSE OF A CHANGE OF USE PERMIT**

A Change of Use permit review ensures that new activity in a location in the city complies with applicable law, including the zoning code, and coordinates with any plans of various City departments.  
Some examples of activities requiring a Change of Use permit: Conversion of a thrift store to a realty office, changing from an attorney's office to a record store, changing from a warehouse to a restaurant, changing from a dentist's office to a daycare, changing from a single family to a duplex.

**SUBMITTAL REQUIREMENT CHECKLIST**

<input type="checkbox"/> Application	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> \$75 Review Fee
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*pd. credit card 9/13/24*

<b>APPLICANT INFORMATION</b>	<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
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Company Name: <i>Wise Roll Jiu Jitsu Academy LLC</i>	
Contact Person First Last Name: <i>Greg Hightley</i>	
Mailing Address: <i>1029 Jill Ct. Piqua, OH 45356</i>	
Phone Number: <i>937-541-3632</i>	Email: <i>bucks937@yahoo.com</i>

**PROPERTY OWNER INFORMATION**

First Last Name: <i>JOHN C. PATTERSON / PSALM 8318 UN LTD</i>	
Mailing Address: <i>2391 SHENANDOAH DR. TROY OH 45373</i>	
Phone Number: <i>937.524.3152</i>	Email: <i>john@cpapatterson.com</i>

<b>PROJECT LOCATION</b>	Address Assignment Request	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Street Address: <i>527 N. Main St. Piqua, OH 45356</i>	Parcel ID Number:
Zoning District: <i>D-SX</i>	Current Use: <i>Vacant (old appliance repair service before that)</i>

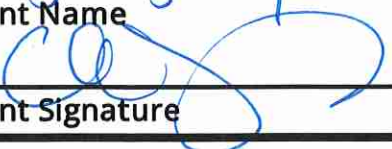
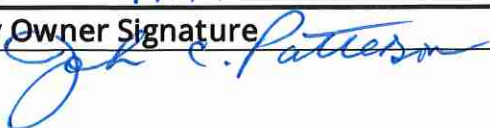
**ACTIVE CODE COMPLIANCE CASE**

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

<b>PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION</b>	
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.	N/A

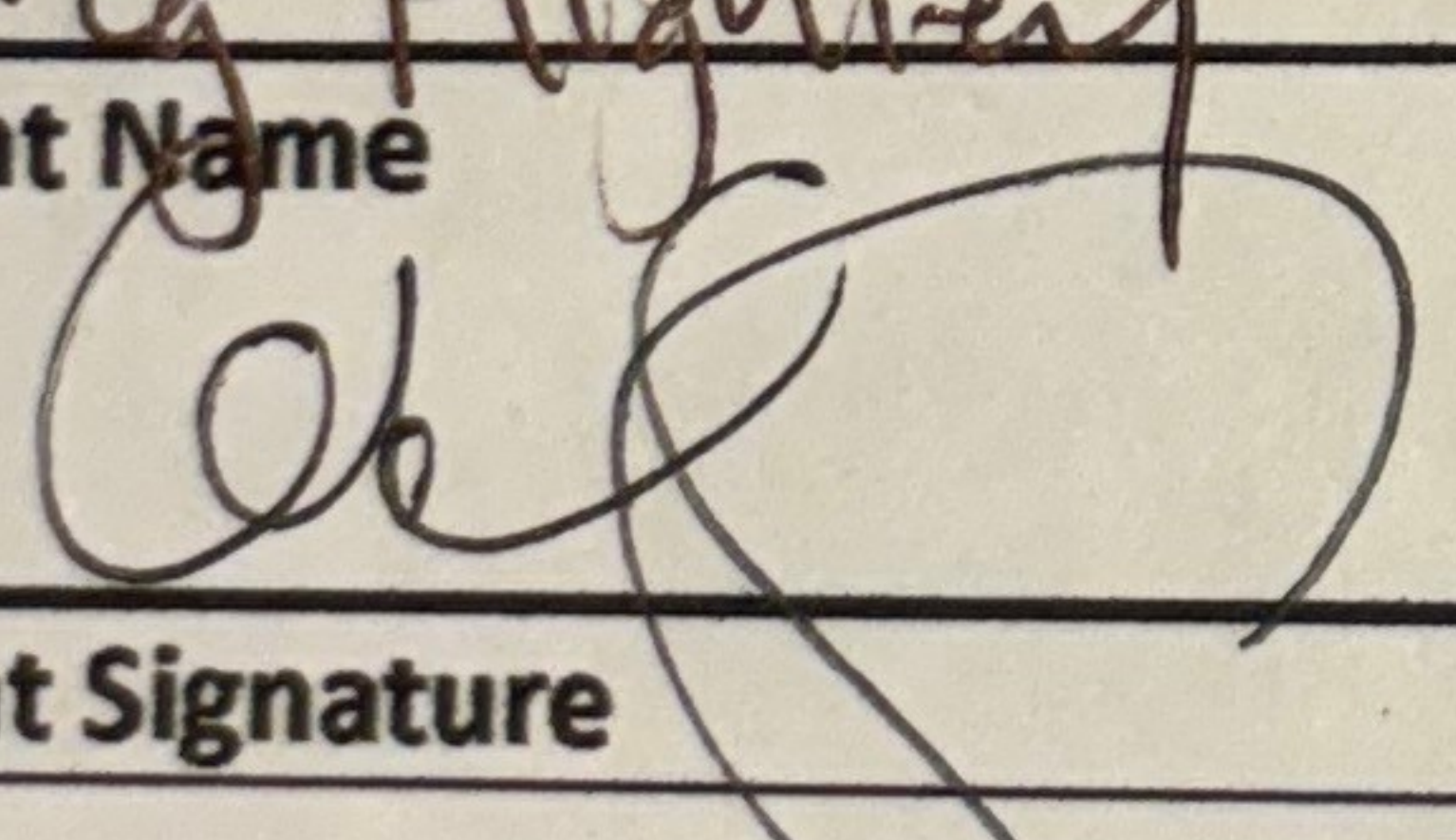
<b>HISTORICAL RESOURCE INFORMATION</b>		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<b>PROJECT INFORMATION – Attach additional page(s) if necessary.</b>	
Briefly describe what is changing: <i>I want to put mats down and teach Brazilian Jiu Jitsu to kids and adults.</i>	
Estimated Project Cost: <i>\$4000.00</i>	
Start Date: <i>10/1/24</i>	End Date: <i>10/2/24</i>

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<i>Greg Highley</i>	<i>9/13/24</i>
<b>Applicant Name</b>	<b>Date</b>
	<i>Coach / Tenant</i>
<b>Applicant Signature</b>	<b>Title</b>
<b>Property Owner Name</b> <i>PSALM 8318 UN.LTD.</i>	<b>Title</b>
<i>JOHN C. PATTERSON</i>	<i>OWNER</i>
<b>Property Owner Signature</b>	<b>Title</b>
	

<b>LOCATION DETAILS</b>	
Street Address: 527 N. Main St.	Parcel ID Number:
Existing Zoning District:	Existing Use: vacant
Proposed Special Use: Brazilian Jiu Jitsu Academy	

<b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>
Briefly describe the reason for the requested special use: I want to start a Brazilian Jiu Jitsu Academy for kids & adults.

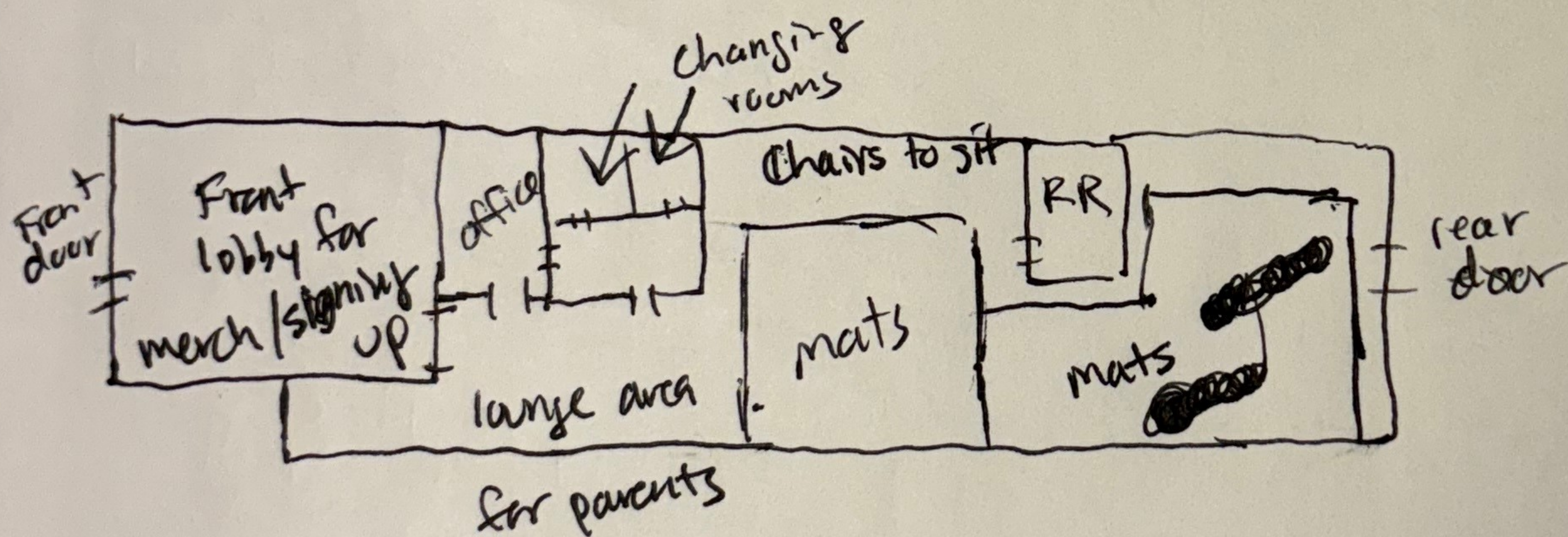
<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Greg Hightley	10/3/24
Applicant Name	Date
	Coach / Tenant
Applicant Signature	Title

I want to start a Brazilian Jiu Jitsu Academy for kids & adults. I am a Black Belt in Brazilian Jiu Jitsu so I am qualified to instruct others.

I believe this will benefit the community and I am excited to start. Jiu Jitsu is great in many ways and I would like to share it with others. It's great exercise, great for self defense and a form of therapy.

The building @ 527 N. main has about 4400 sq. ft.

I plan on the following layout →



My goal is to have 20 kids & 20-30 adult students. I would have classes 4-5 days per week. Classes would be in the evening around 5/6 PM & in the morning on Saturdays. Kids bring parents who don't train with them & adults sometimes bring their kids to class because of no babysitter. We would be generating around 50-75 people per day when you can't grapple or students, ~~parents~~ <sup>parents</sup>, kids of students and new customers scouting the place out.

I believe our customers will see other businesses ~~when~~ <sup>downtown</sup> when they come to class and they will spend money at those businesses.

Currently no business occupies 527 N. main st. and before that it was an appliance service center. I believe we will generate more traffic than the appliance store did.

This will benefit Ptava & surrounding communities as a place for exercise, self defense, anti-bullying & a form of therapy. I've seen lives changed through Jiu Jitsu & I would love to change some here.

Respectfully,

Greg Highley

BJJ Black Belt

**RESOLUTION No. PC 21-24**

WHEREAS, Greg Highley, has applied for a Special Use Authorization to authorize a personal service (gym) to be located at 527 N Main St, zoned D-SX Downtown Shopfront Mixed Use; and,

WHEREAS, Code Piqua sections 3.2.1 Primary Use Table and 3.5.5 Use Standards; 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 \_\_\_\_\_ 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"/>
Mr. Micah Underwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# STAFF REPORT

## Planning Commission

**Date:** October 8, 2024  
**Re:** PC 22-24 – Annexation – 3.691 ac

**Applicant:** Kevin Krejny, Utilities Director  
**Owner:** City of Piqua

**Address:** 9480 SR 66 N  
**Parcel #:** M40-250021 & M40-046700

**Zoning:** To be determined

**Request:** The City of Piqua is requesting the annexation of parcels it owns into its municipal boundaries to ensure consistent management and provision of city services.

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### Staff Comments and Recommendations:

The City of Piqua is requesting the annexation of parcels it owns into the city limits for consistent management and provision of city services. The parcels in question are adjacent to the existing water plant, which is zoned "IL - Industrial Light." To maintain continuity and support future operational needs of the water plant, staff recommends assigning the "IL - Industrial Light" zoning designation to the annexed parcels upon approval of the annexation.

Staff finds that the proposed zoning is consistent with the existing land use in the area and supports the continued operation and maintenance of vital city infrastructure. Therefore, staff recommends that the Planning Commission recommend approval of the annexation and the assignment of "IL - Industrial Light" zoning to the parcels.

# SWIFT RUN ANNEXATION TO THE CITY OF PIQUA

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
MIAMI COUNTY RECORDER'S RECORD OF PLATS

TOWN \_\_\_\_\_ SECTION \_\_\_\_\_  
WASHINGTON TOWNSHIP  
5.E RANGE \_\_\_\_\_ MIAMI COUNTY OHIO STATE

FEE \$ \_\_\_\_\_

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR

APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_.

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

## MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MIAMI COUNTY ENGINEER

## MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED BY US  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

GREGORY A. SIMMONS, PRESIDENT

TED S. MERCER, VICE PRESIDENT

WADE H. WESTFALL, MEMBER

## THE CITY COMMISSION OF THE CITY OF PIQUA

AT A MEETING OF THE CITY COMMISSION OF THE CITY OF PIQUA,  
OHIO, HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS PLAT  
WAS APPROVED BY ORDINANCE NO. \_\_\_\_\_.

MAYOR

CLERK

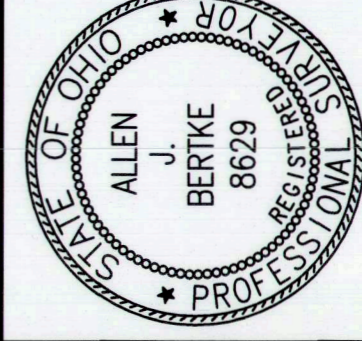
**CERTIFICATION**  
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH  
O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND  
ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS  
AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON  
ACTUAL FIELDWORK PERFORMED IN JUNE, 2024. ALL MEASUREMENTS  
ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN.

## CONTIGUITY NOTE:

TOTAL PERIMETER OF THE ANNEXATION AREA IS 1883.77 FEET.  
TOTAL OF 1778.46 FEET CONTIGUOUS WITH THE EXISTING CITY  
OF PIQUA CORPORATION LINE OF RECORD.  
94.41% CONTIGUITY OF THE ANNEXED AREA IS CONTIGUOUS TO  
THE EXISTING CITY OF PIQUA CORPORATION LINE OF RECORD.

PREPARED BY:

**ChoiceOne**  
Engineering



ANNEXATION PROCEEDINGS RECORDED  
IN 20\_\_\_\_ OR \_\_\_\_.

8-9-2024 DATE

Allen J Bertke  
ALLEN J BERTKE, P.S. #8629

DATE: 06-12-2024

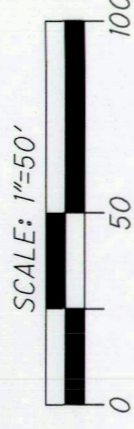
DRAWN BY: EEN

JOB NUMBER: MIAPIQ2415

SHEET NUMBER: 1 OF 1

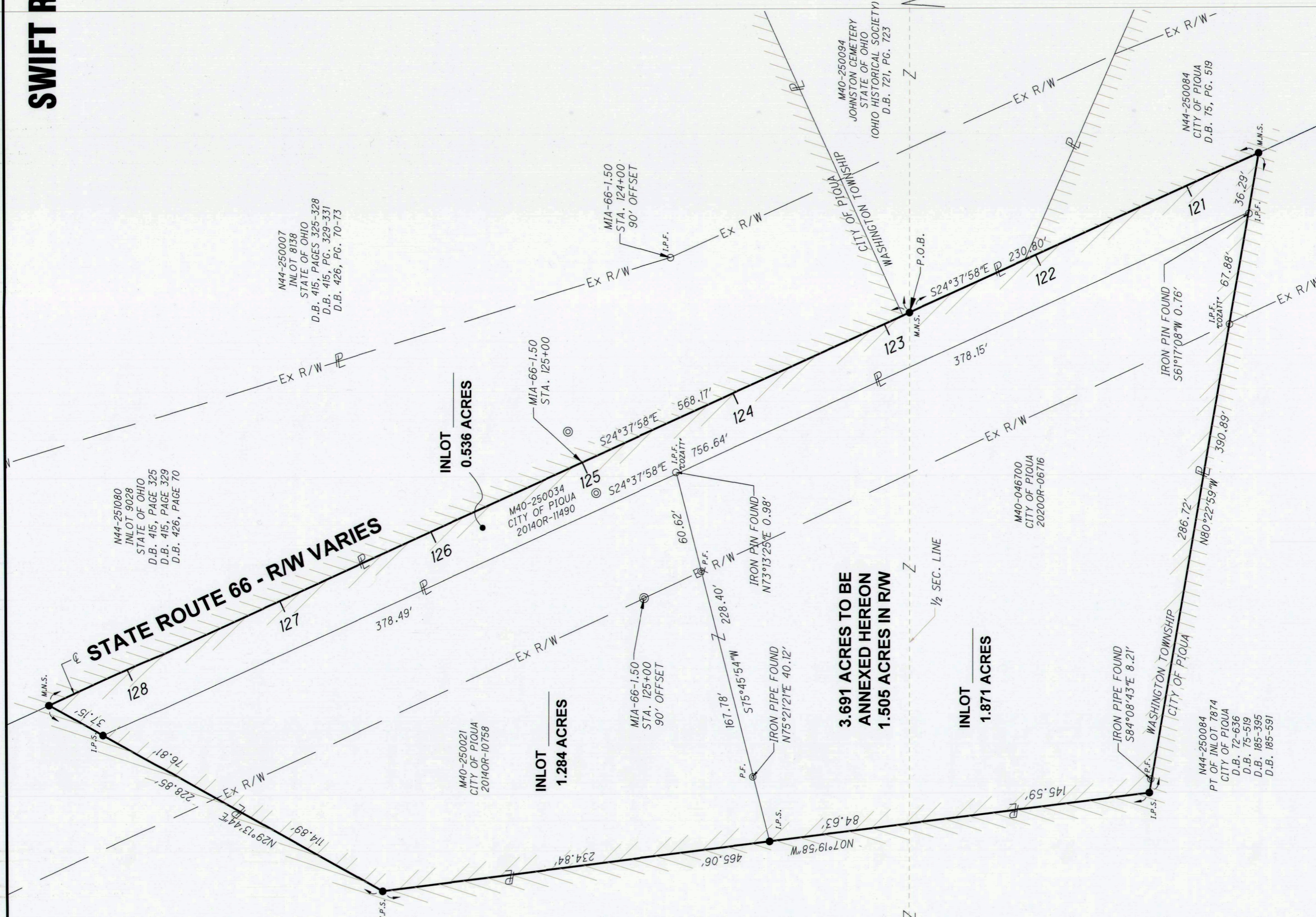
SONEY, OHIO 937.497.0000  
LOVELAND, OHIO 513.239.8554  
WWW.CHOICEONEENGINEERING.COM

THE BEARINGS ARE BASED ON  
NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH  
ZONE, ODOT VRS CORS NETWORK



### LEGEND

- I.P.S. 5/8" X 30" REBAR
- I.P.F. W/CAP SET
- I.P.F. IRON PIN FOUND
- M.N.S. MAG NAIL SET
- M.N.F. MAG NAIL FOUND
- I.P.F. IRON PIPE FOUND
- ⊙ CONCRETE MONUMENT FOUND
- ▭ EXIST. CORP. LIMIT
- ▭ NEW CORP. LIMIT



**SURVEY REFERENCE**  
LAND SURVEY 5, PAGE 13  
LAND SURVEY 16, PAGE 118  
LAND SURVEY 17, PAGE 103  
LAND SURVEY 18, PAGE 21  
LAND SURVEY 58, PAGE 166  
RECORD P.B. 15, PAGE 132  
RECORD P.B. 17, PAGE 144  
RECORD P.B. 24, PAGE 62  
RECORD P.B. 25, PAGE 41  
MIA-66-1.50

**RESOLUTION No. PC 22-24**

WHEREAS, The City of Piqua, has filed an annexation petition for Parcel M40-250021 and M40-046700, from the Planning Commission; and,

WHEREAS, Section 6.2.3.A of the Development Code provides the procedure for assigning a zoning designation during an annexation of land; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation is suitable considering:

- The proposal’s compatibility with existing land use plans and policies
- Traffic impacts and changes
- Environmental impacts or improvements
- Potential impacts to historic assets
- Changes or impacts to the enjoyment of property by neighbors
- The ability of the City to serve the proposed development with water, sanitary sewer, stormwater, electric and other utility infrastructure; and
- The City’s ability to meet the public health and safety needs of the development

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"/>
Mr. Micah Underwood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# STAFF REPORT

## Planning Commission

**Date:** October 8, 2024  
**Re:** PC 23-24 – Preliminary Replat – N44-076518 & N44-077518  
PC 24-24 – Zoning Designation – N44-076518 & N44-077518

**Applicant:** D.R. Horton, Rob Smith  
**Owner:** Craycon Homes Inc.

**Address:** Piqua Clayton Road / Spotted Doe TL  
**Parcel #:** N44-076518 & N44-077518

**Zoning:** RE-10 – Residential Estate 10,000 SF

**Request:** The applicant is seeking a preliminary replat of two parcels — one measuring 60.94 acres and the other 22.72 acres — along with a zoning designation change from RE-10 to RE-6 (Residential Estate 6,000 SF) for single-family homes, as well as S-RM (Suburban Residential Multi-Unit) for multi-unit living.

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### Staff Comments and Recommendations:

Staff recommends conditional approval of the preliminary replat and zoning designation change, with the following considerations:

The proposed development includes a mix of single-family residences (201 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. Additionally, 15.49 acres of open space will enhance the community's character, and the proposed density of 3.98 units per acre is appropriate for the area.

The proposed lot sizes for both single-family homes and townhomes are well within reasonable ranges for this type of development. Typical single-family lots will be 7,020 square feet, providing ample space for homeowners while maintaining an efficient use of land. The townhome lots, at 2,000 square feet each, will offer a more compact, low-maintenance living option, which could appeal to a broader demographic, including young professionals, downsizers, and smaller families. The inclusion of multi-unit living near an existing development also ensures a gradual transition between different housing types, enhancing neighborhood cohesion and providing housing diversity. The 15.49 acres of dedicated open space will further enhance the overall livability of the development, creating recreational and aesthetic value for future residents.

# STAFF REPORT

This proposal aligns with **Objective H3** from the 2007 *Plan It Piqua* Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. The variety of single-family homes and townhomes proposed in this development reflects a thoughtful approach to meeting these needs. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and multi-unit living options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living.

While the proposal has many positive elements, there are a few areas that require further attention to ensure the development meets city standards and aligns with long-term planning goals. Particularly, staff cannot support the current road configuration at the north end, where Eagles Lake Drive is not connected. This design creates unnecessary maintenance challenges and promotes inefficient circulation, offering no tangible benefit to the City. Staff recommends revising the road layout to ensure a proper connection.

Additional staff comments have identified several improvements and adjustments that should be incorporated into the final design, and may not be limited to:

- **Improvements on Piqua-Clayton Road:** Necessary upgrades, including potential right-of-way (R/W) acquisition, should be addressed in coordination with the City.
- **R/W parking spots:** Further discussions will be required regarding their location, specifications, and any potential modifications.
- **Utilities:** Final construction plans will need to be refined to ensure utilities comply with City standards. For example, utility mains should not run between houses, although stormwater lines may be permitted with proper easement or HOA space.
- **Stormwater management:** Protective measures, such as guardrails, should be installed within the R/W where stormwater basins are directly adjacent to ensure public safety.

With these revisions and conditions in place, staff believes the project will align with City standards and enhance the community's residential offerings. Therefore, staff recommends approval, contingent upon addressing the outlined issues.

**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 checked="" 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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**Paid 9/20/24 Check 20919**


<b>APPLICANT INFORMATION</b>		<input checked="" type="checkbox"/> <b>Primary Contact</b>	<input type="checkbox"/> <b>Billing Contact</b>
<b>First Last Name:</b> D.R Horton			
<b>Contact Person First Last Name:</b> Rob Smith			
<b>Mailing Address:</b> 4705 Duke Drive, Suite 250, Mason, OH 45040			
<b>Phone Number:</b> 513-297-3460		<b>Email:</b> rdsmith@drhorton.com	
<b>Type of legal interest held by applicant:</b> Option on land being requested for rezone			
<b>OWNER INFORMATION</b>			
<b>First Last Name:</b> Craycon Homes Inc.			
<b>Mailing Address:</b> PO Box 1499, Piqua, OH 45356			
<b>Phone Number:</b> 937-773-7000 ext. 1225		<b>Email:</b> Mimi.Crawford@Crayex.com	



Zoning Designation Request  
**Application**

<b>LOCATION DETAILS</b>	
<b>Street Address:</b> Piqua-Clayton Rd., Piqua, OH 45346 and Spotted Doe Trail, Piqua, OH 45346	<b>Parcel ID Number:</b> N44-07618 and N44-077518
<b>Existing Zoning District:</b> RE-10	<b>Proposed Zoning District:</b> RE-6 and S-RM

<b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>
<b>Briefly describe the reason for the requested zoning change:</b> Rezoning request is to allow for a new residential development with a mix of product types, both single family homes and also townhomes parceled into fee simple lots.

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Rob Smith	9/20/24
<b>Applicant Name</b>	<b>Date</b>
	Land Acquisition Manager
<b>Applicant Signature</b>	<b>Title</b>



**DATE:** September 20, 2024

**NAME:** Kyle Hinkelman, AICP

**PLACE:** City of Piqua  
201 W. Water St.

**ADDRESS:** Piqua, OH 45356

---

**PROJECT NUMBER:** MIA-PIQ-2403

**PROJECT NAME:** Deerfield Subdivision Preliminary Plat and Rezoning

**SENT VIA:**  MAIL  HAND DELIVERED  UPS

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**DESCRIPTION:**

1 application

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1 \$100 check

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3 – 11x17 copies of preliminary plan

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3 – 11x17 copies of building renderings

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1 – 24x36 copy of preliminary plan

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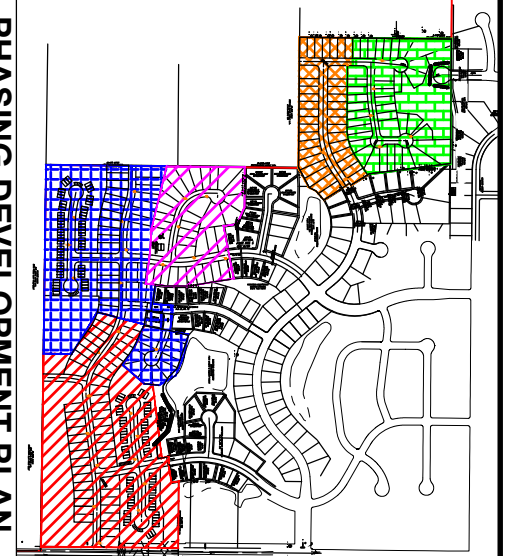
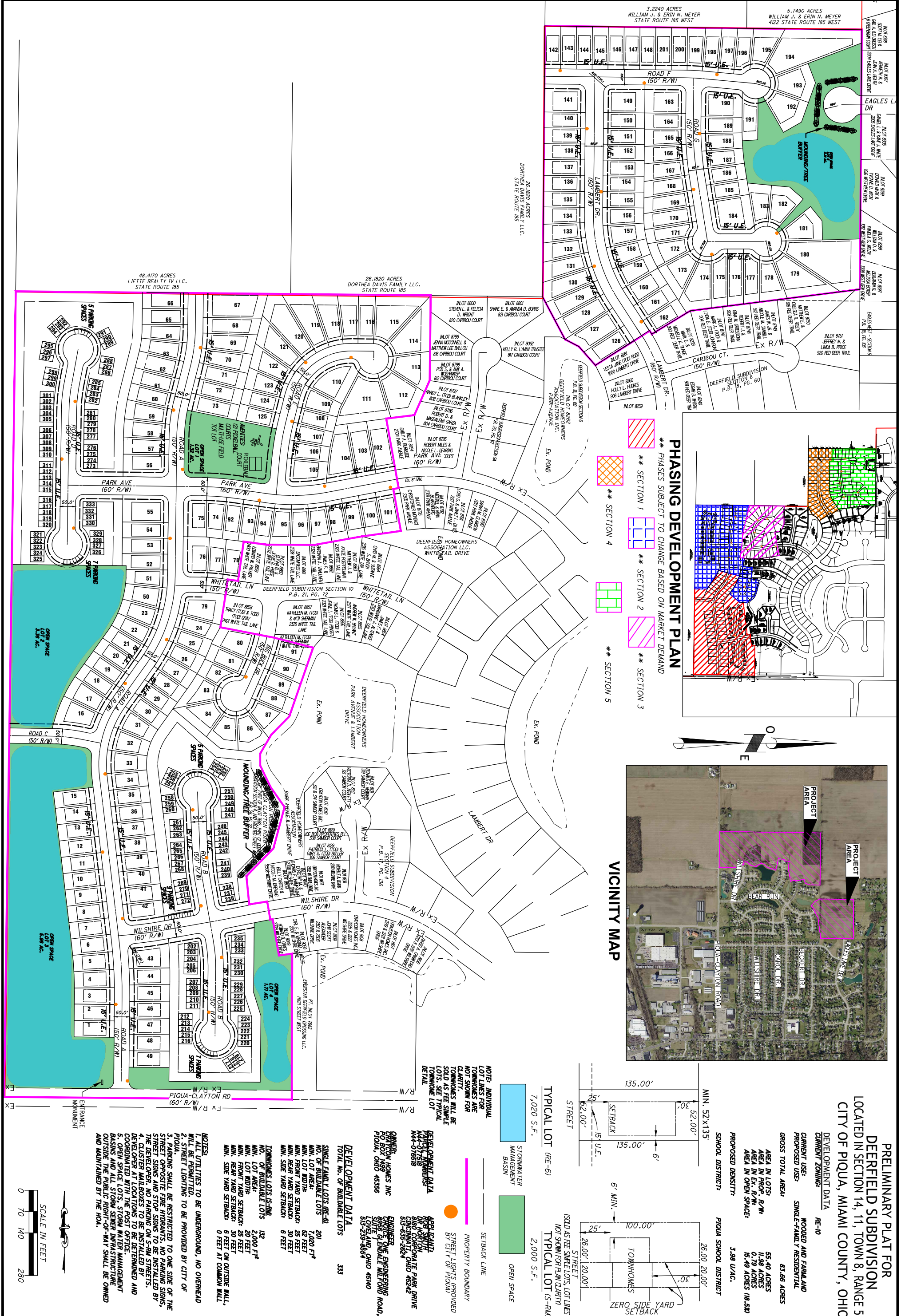
If you have any questions, please feel free to contact our office.

Signed: Nicholas J. Selhorst, P.E.

**W. Central Ohio/E. Indiana**  
440 E. Hoewisher Rd.  
Sidney, OH 45365  
937.497.0200 Phone

**S. Ohio/N. Kentucky**  
8956 Glendale Milford Rd., Suite 1  
Loveland, OH 45140  
513.239.8554 Phone





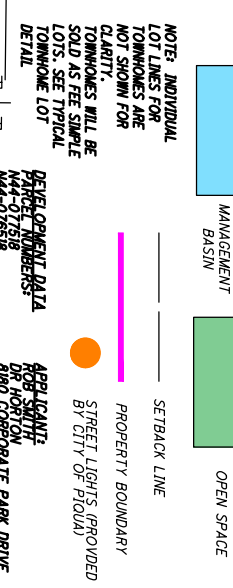
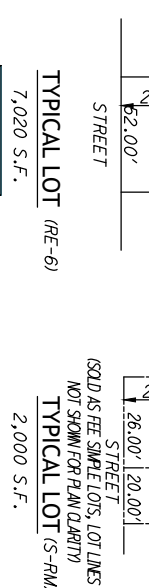
**PRELIMINARY PLAT FOR DEERFIELD SUBDIVISION**  
 LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
 CITY OF PIQUA, MIAMI COUNTY, OHIO

DEVELOPMENT DATA  
 DEVELOPMENT ZONING: RE-40  
 CURRENT USE: WOODED AND FARMLAND  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
 GROSS TOTAL AREA: 83.66 ACRES  
 AREA IN LOTS: 55.40 ACRES  
 AREA IN PROP. R/W: 11.98 ACRES  
 AREA IN EX. R/W: 0.79 ACRES  
 AREA IN OPEN SPACES: 15.49 ACRES (18.5%)  
 PROPOSED DENSITY: 3.98 U/A.C.  
 Piqua School District

**PHASING DEVELOPMENT PLAN**  
 PHASES SUBJECT TO CHANGE BASED ON MARKET DEMAND

SECTION 1  
 SECTION 2  
 SECTION 3  
 SECTION 4  
 SECTION 5

VICINITY MAP



NOTES:  
 1. INDIVIDUAL LOT LINES FOR TOWNHOMES ARE NOT SHOWN FOR CLARITY. TOWNHOMES WILL BE SOLD AS FEE SIMPLE LOTS. SEE TYPICAL TOWNHOME DETAIL.

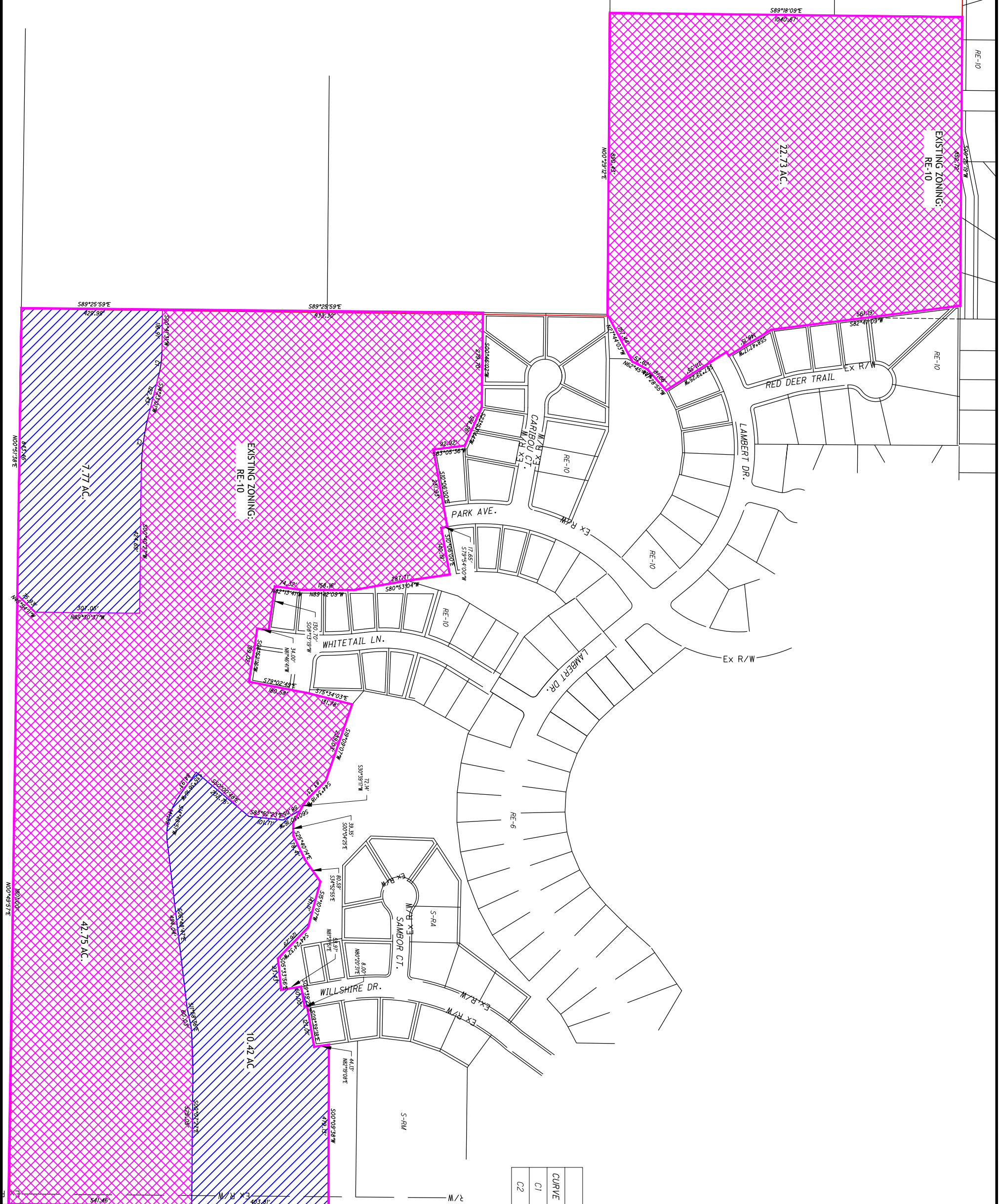
DEVELOPMENT DATA  
 TOTAL NO. OF BUILDABLE LOTS: 333

DEVELOPMENT DATA  
 SINGLE FAMILY LOTS (RE-6)  
 NO. OF BUILDABLE LOTS: 201  
 MIN. LOT AREA: 7,020 FT<sup>2</sup>  
 MIN. LOT WIDTH: 52 FEET  
 MIN. FRONT YARD SETBACK: 25 FEET  
 MIN. REAR YARD SETBACK: 30 FEET  
 MIN. SIDE YARD SETBACK: 6 FEET

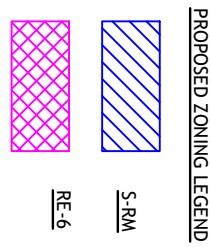
TOWNHOMES LOTS (S-RM)  
 NO. OF BUILDABLE LOTS: 132  
 MIN. LOT AREA: 2,000 FT<sup>2</sup>  
 MIN. LOT WIDTH: 20 FEET  
 MIN. FRONT YARD SETBACK: 25 FEET  
 MIN. REAR YARD SETBACK: 30 FEET  
 MIN. SIDE YARD SETBACK: 6 FEET ON OUTSIDE WALL, 0 FEET AT COMMON WALL.

NOTES:  
 1. UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.  
 2. STREET LIGHTING TO BE PROVIDED BY CITY OF PIQUA.  
 3. PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER. NO PARKING ON S-RM STREETS.  
 4. CLUSTER MAILBOXES TO BE INSTALLED BY DEVELOPER AT LOCATIONS TO BE DETERMINED AND COORDINATED WITH THE POST OFFICE.  
 5. OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.

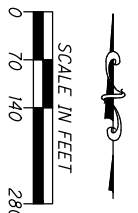
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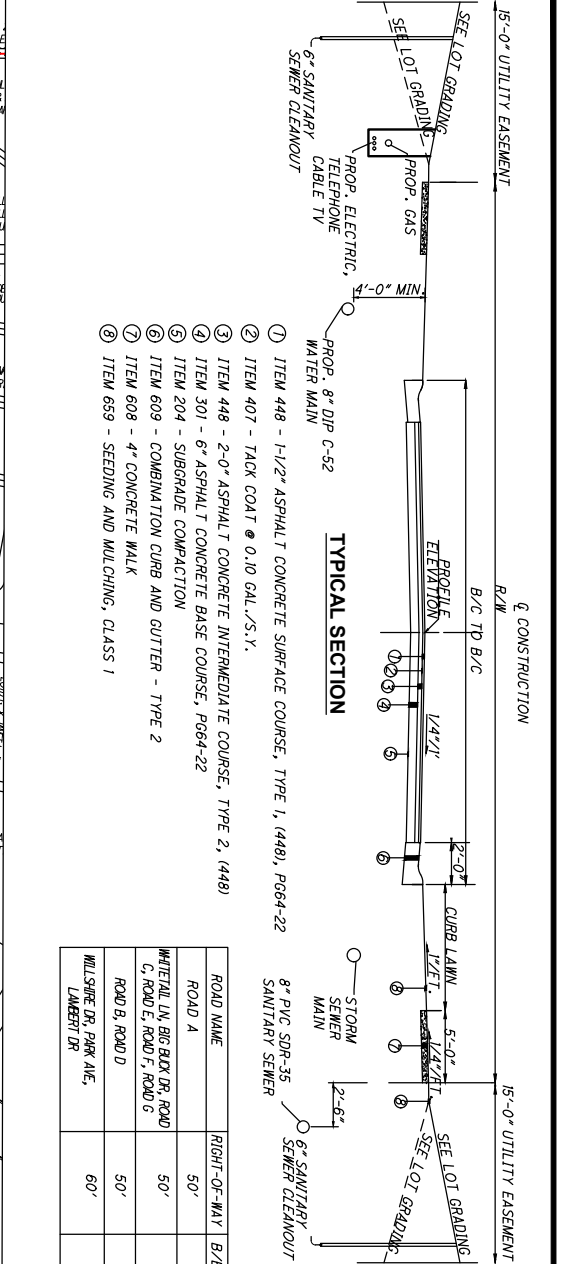
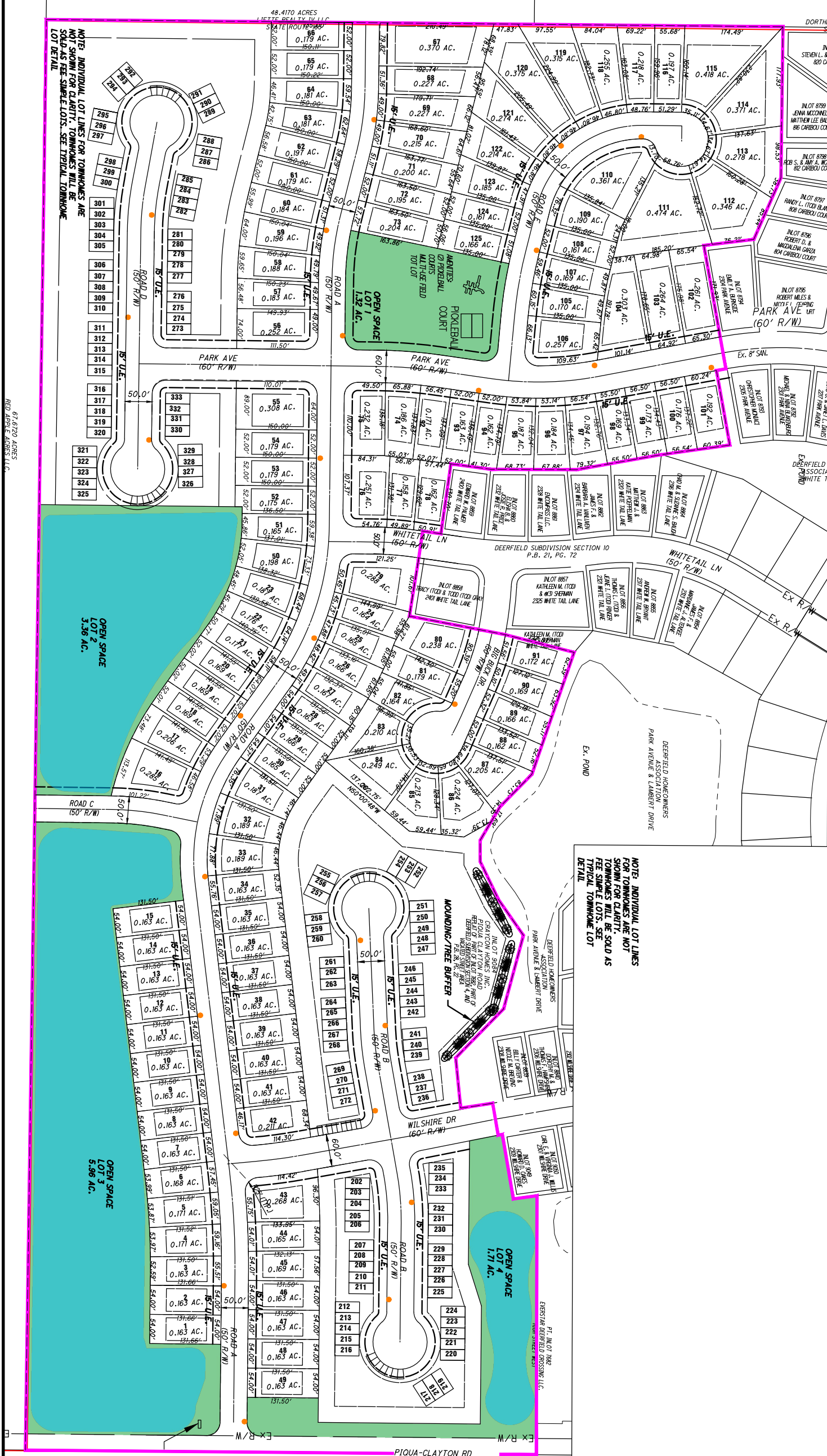
CURVE TABLE				
CURVE	RADIUS	LENGTH	DEL TA	CH DIST
C1	335.00'	78.85'	13°29'10"	78.67'
C2	665.00'	157.32'	13°33'16"	156.95'



**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO

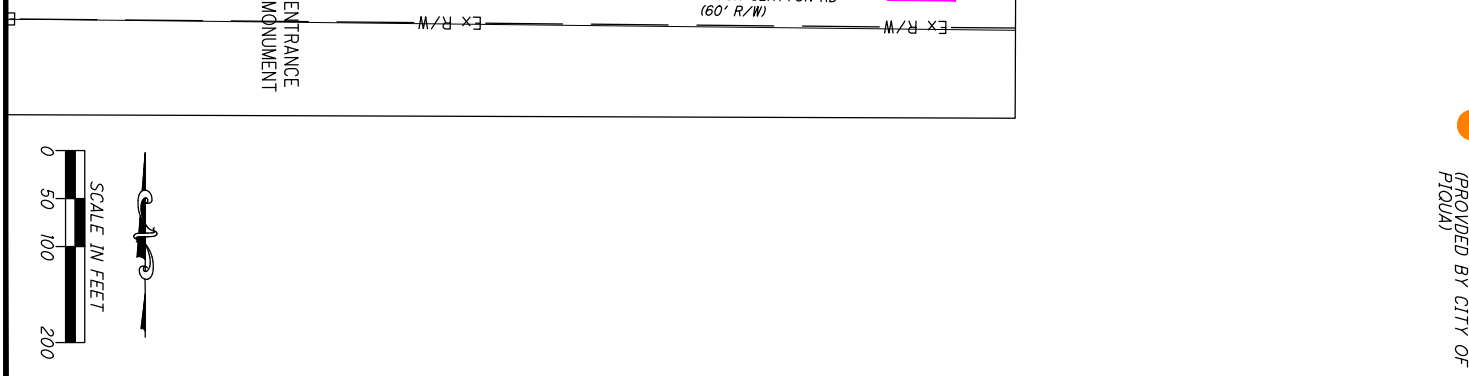


<p>REVISIONS:</p>	<p><b>DEERFIELD PRELIMINARY PLAT CITY OF PIQUA PROPOSED ZONING PLAN</b></p>	<p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554</p> <p>www.CHOICEONEENGINEERING.com</p>	
<p>FILE NAME: _____ ZONING: _____ DRAWN BY: _____ CHECKED BY: _____ MNS</p> <p>PROJECT No.: MIAP1Q2403 DATE: 9-16-2024 SHEET NUMBER: 2 OF 6</p>			



ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LANE
ROAD A	50'	30'	5'	5'
WHITE TAIL LN, B/B BOX DR, ROAD C, ROAD E, ROAD F, ROAD G	50'	28'	5'	6'
ROAD B, ROAD D	50'	24'	5'	8'
WILSHIRE DR, PARK AVE, LAMBERT DR	60'	28'	5'	11'

NOTE: INDIVIDUAL LOT LINES FOR TOWNHOMES ARE NOT SHOWN FOR CLARITY. TOWNHOMES WILL BE SOLD AS FEASIBLE LOTS. SEE TYPICAL TOWNHOME LOT DETAIL.



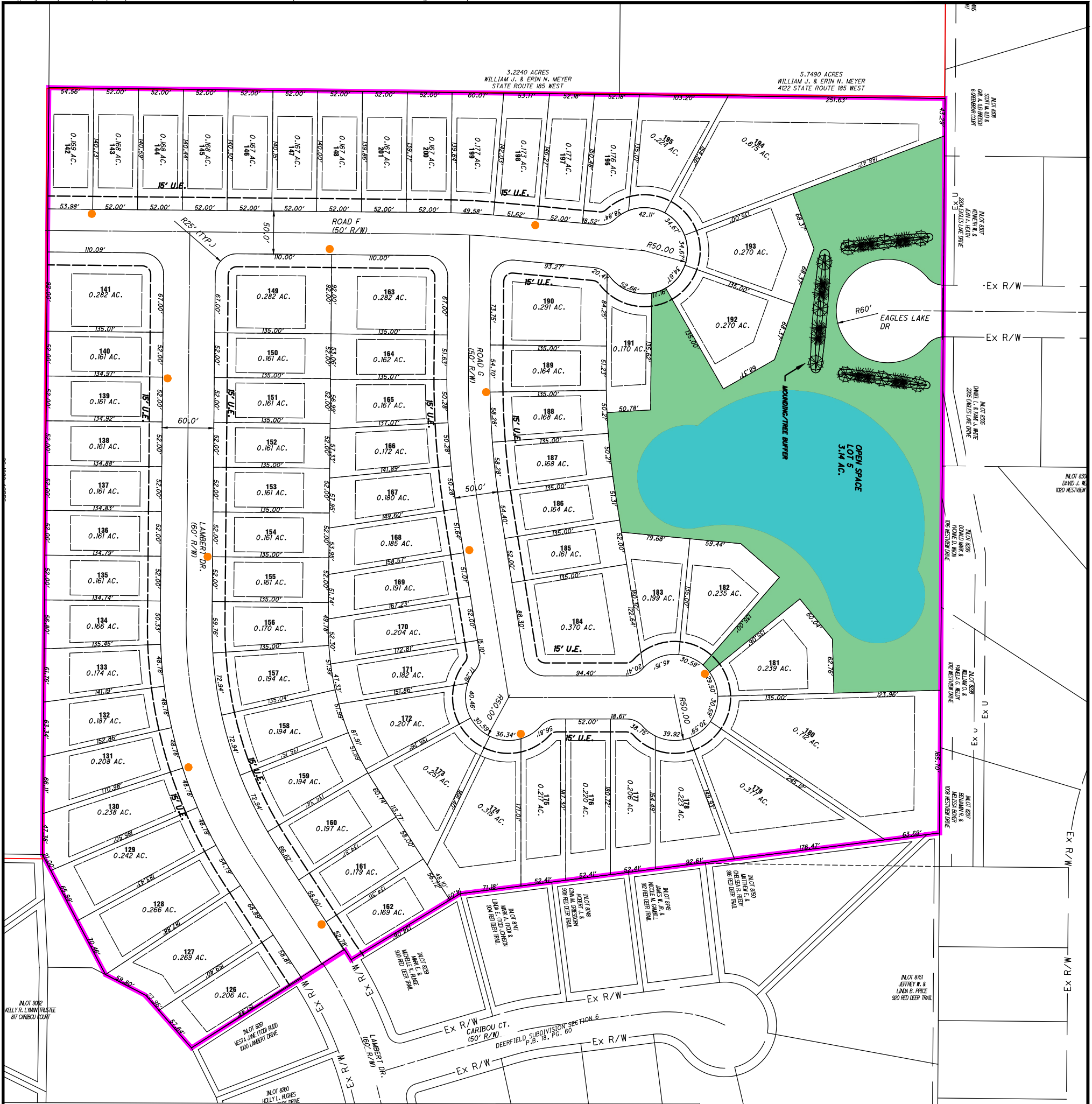
DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
LOT LAYOUT-WEST SIDE

PRELIMINARY PLAT FOR DEERFIELD SUBDIVISION LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5 CITY OF PIQUA, MIAMI COUNTY, OHIO

SYDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

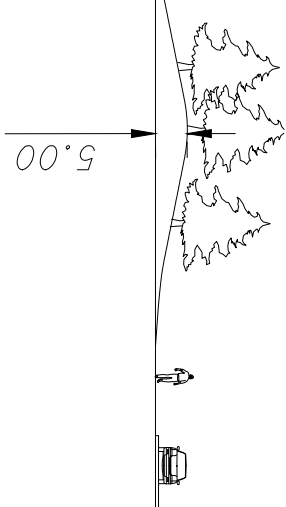
**ChoiceOne**  
Engineering

REVISIONS:	FILE NAME	DATE
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	DRAWN BY	
	CHECKED BY	
	PROJECT NO.	MIPIQ2403
	SHEET NUMBER	3 OF 6

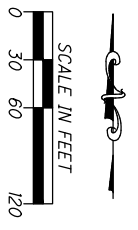


**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO

MOUNDING EXHIBIT



- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS PROVIDED BY CITY OF PIQUA



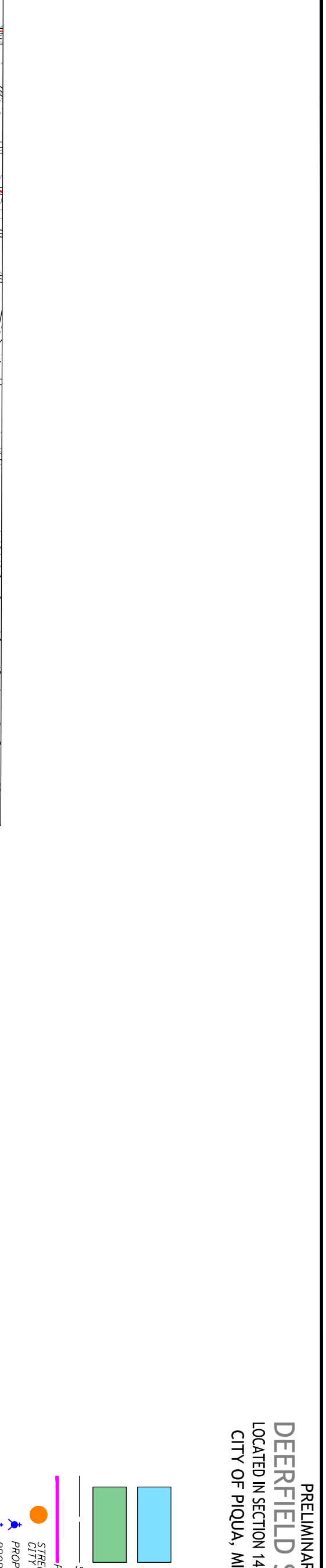
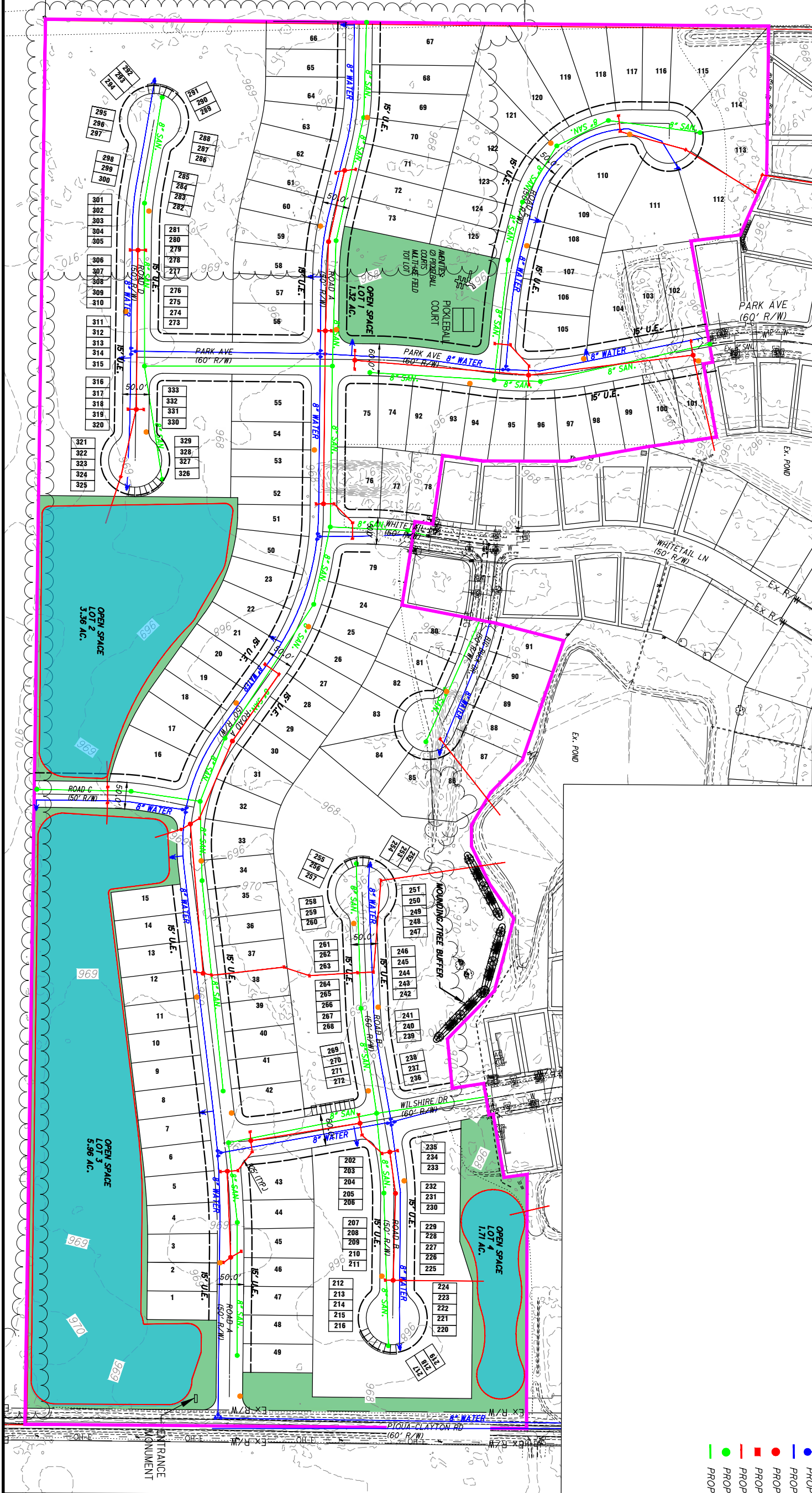
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LAYOUT	LOT LAYOUT
DRAWN BY	KMM
CHECKED BY	MNS
PROJECT NO.	MA-PIQ-2403
DATE	9-16-2024
SHEET NUMBER	4 OF 6

REVISIONS:

**DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
LOT LAYOUT-NORTHEAST SIDE**

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com





SCALE IN FEET

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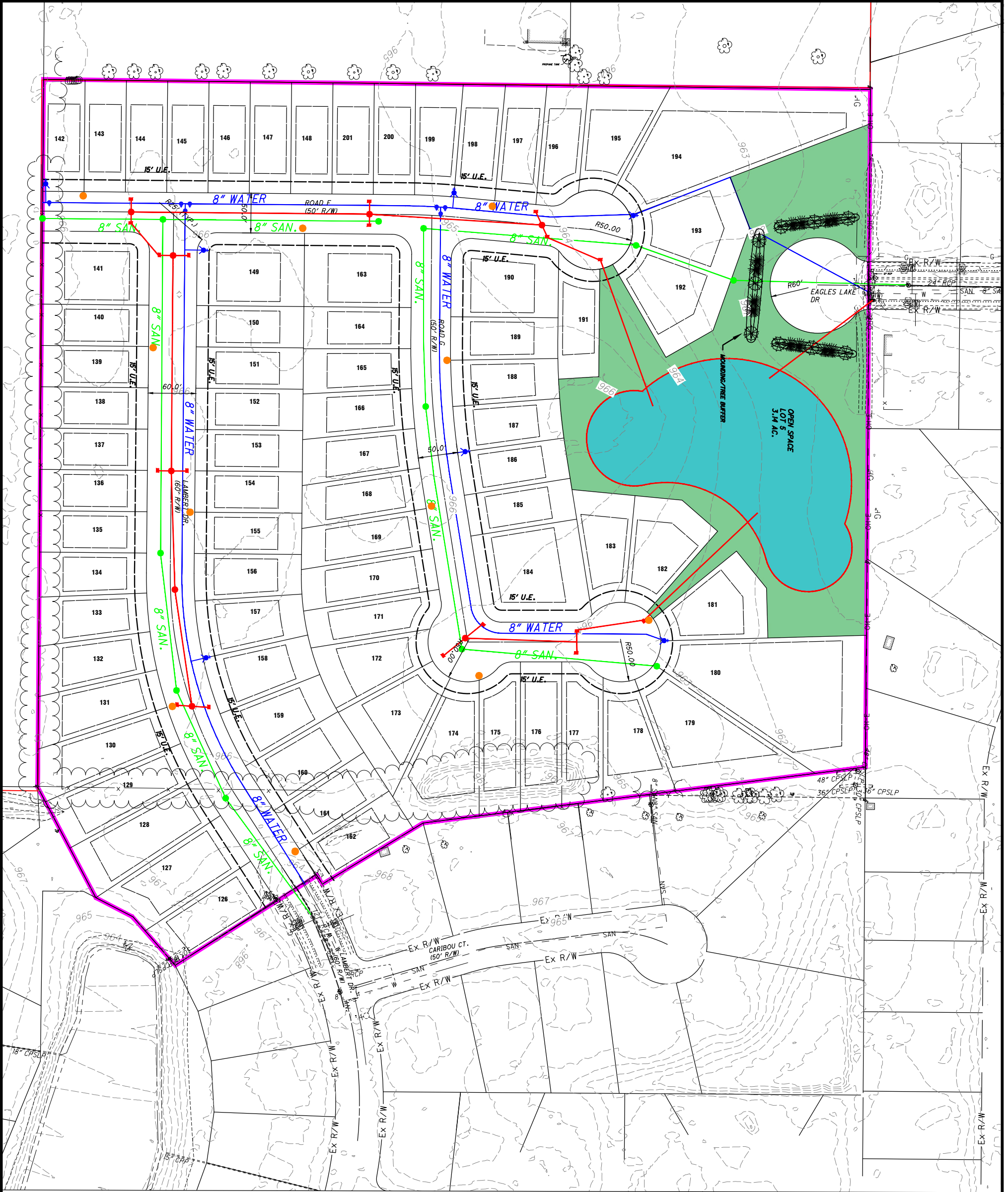
REVISIONS:

FILE NAME	UTILITY
DRAWN BY	KMM
CHECKED BY	NMS
PROJECT NO.	MAPIQ2403
DATE	9-16-2024
SHEET NUMBER	5 OF 6

## DEERFIELD PRELIMINARY PLAT CITY OF PIQUA STREET AND UTILITY PLAN

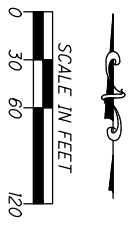
PRELIMINARY PLAT FOR  
**DEERFIELD SUBDIVISION**  
 LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
 CITY OF PIQUA, MIAMI COUNTY, OHIO

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
[www.CHOICEONEENGINEERING.com](http://www.CHOICEONEENGINEERING.com)



**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER

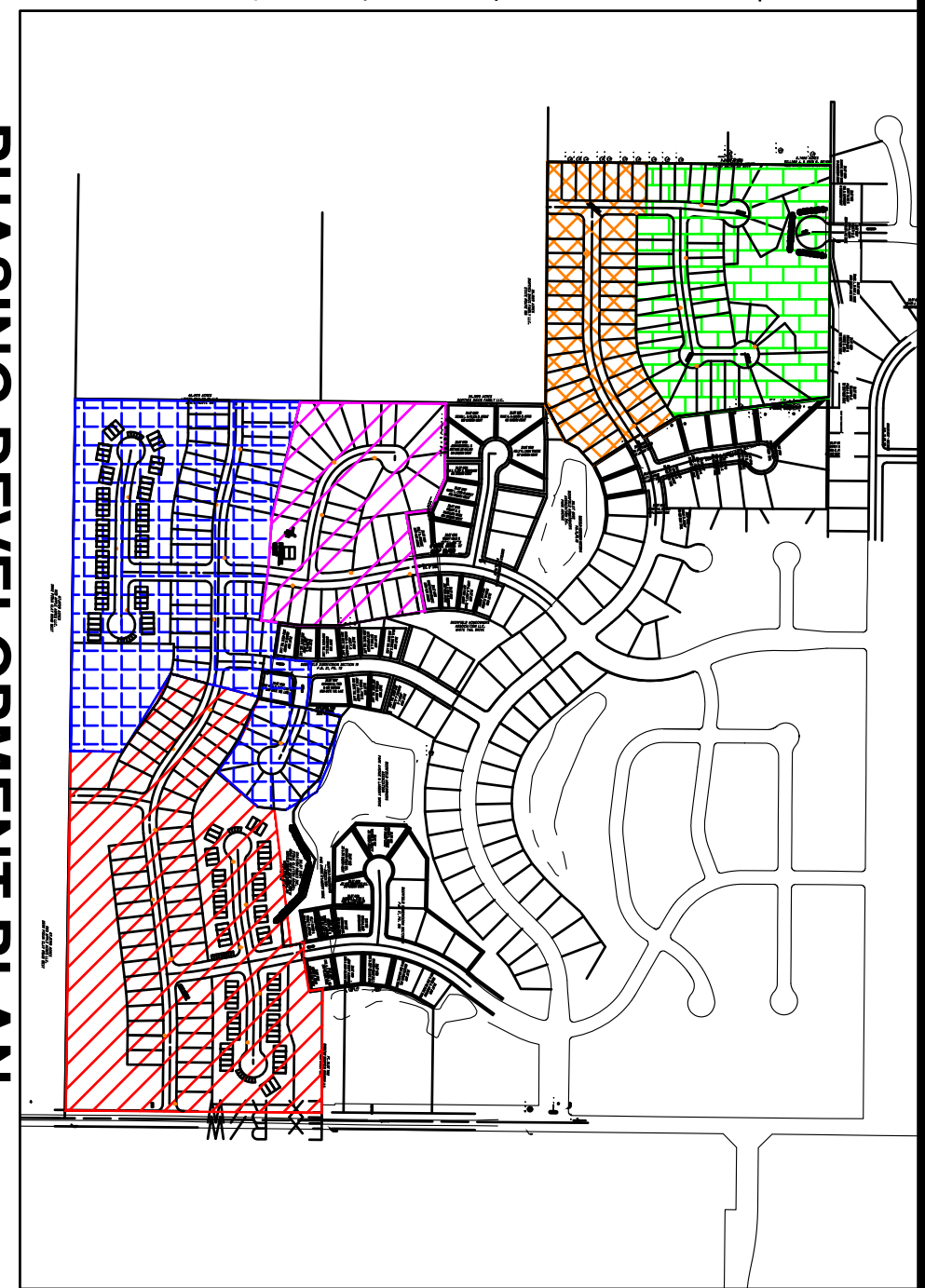
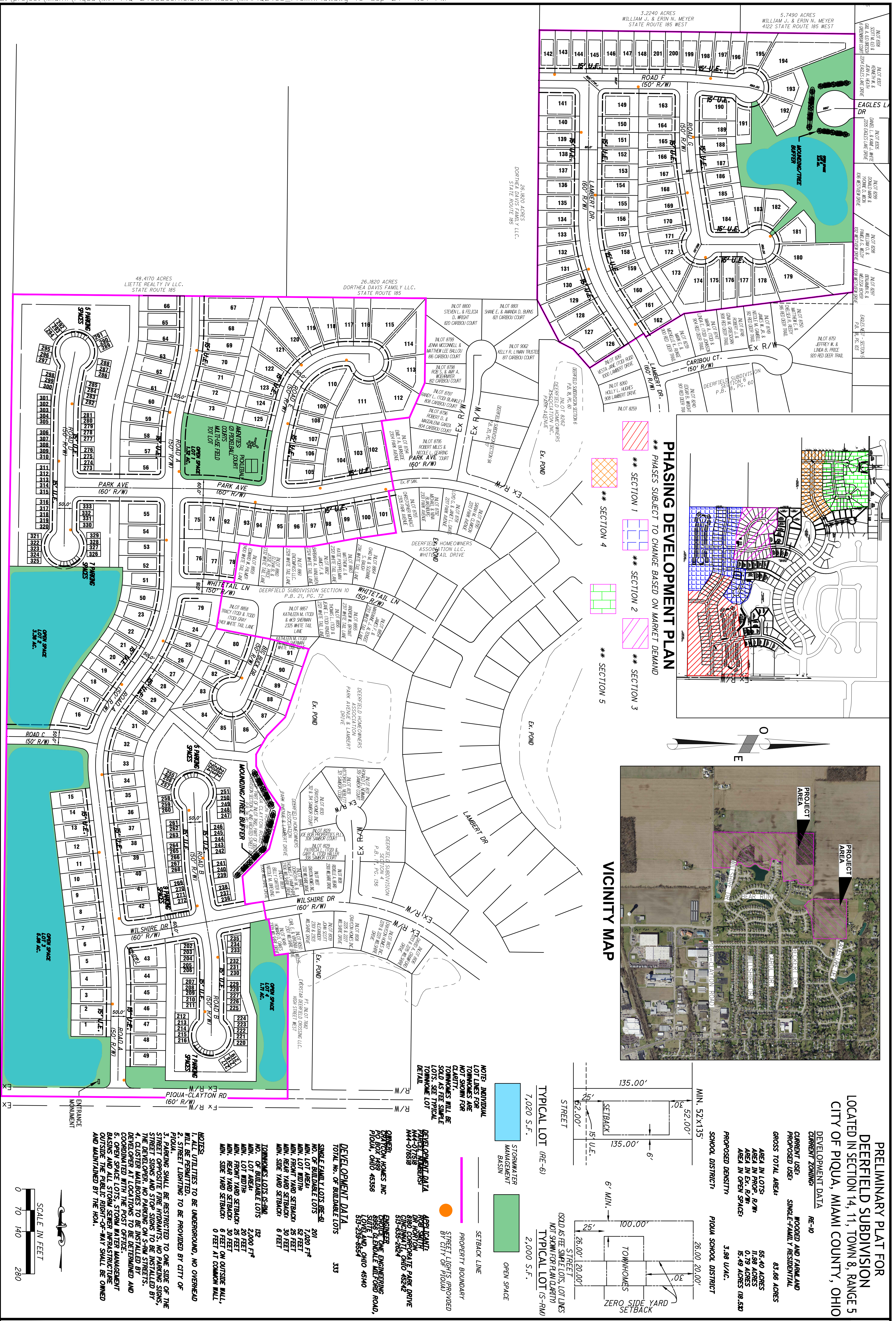


**DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
STREET AND UTILITY PLAN-NORTHEAST SIDE**

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

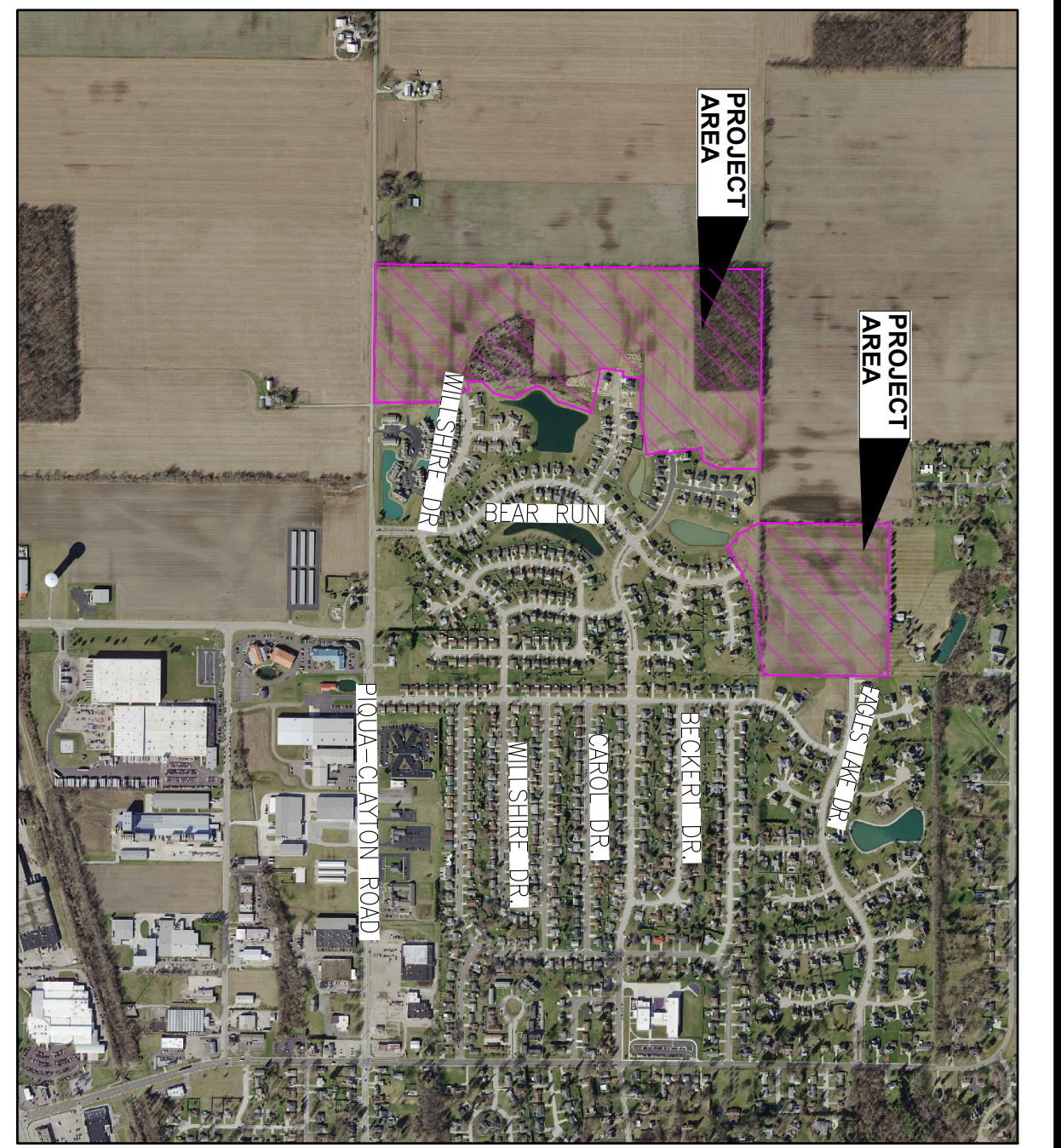
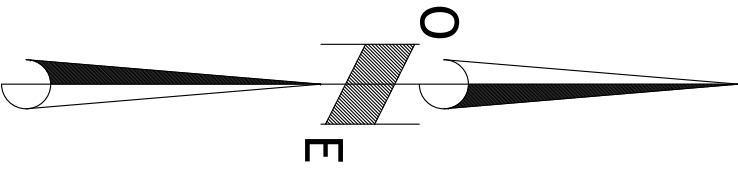


REVISIONS:		FILE NAME	UTIL. UTILITY	DRAWN BY	CHECKED BY	DATE	SHEET NUMBER
						9-16-2024	6 OF 6



**PHASING DEVELOPMENT PLAN**  
 \*\* PHASES SUBJECT TO CHANGE BASED ON MARKET DEMAND

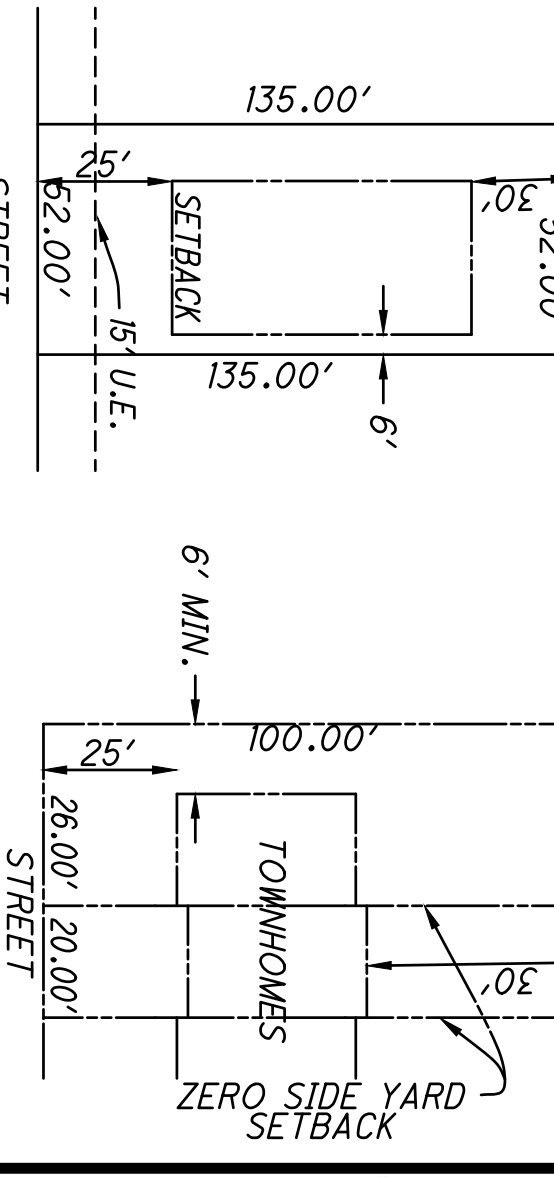
- \*\* SECTION 1
- \*\* SECTION 2
- \*\* SECTION 3
- \*\* SECTION 4
- \*\* SECTION 5



**VICINITY MAP**

**PRELIMINARY PLAT FOR DEERFIELD SUBDIVISION**  
 LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
 CITY OF PIQUA, MIAMI COUNTY, OHIO

**DEVELOPMENT DATA**  
 RE-10  
 DEVELOPMENT ZONING: RE-10  
 CURRENT ZONING: RE-10  
 CURRENT USE: WOODED AND FARMLAND  
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
 GROSS TOTAL AREA: 83.66 ACRES  
 AREA IN LOTS: 55.40 ACRES  
 AREA IN PROP. R/W: 11.98 ACRES  
 AREA IN EX. R/W: 0.79 ACRES  
 AREA IN OPEN SPACE: 15.49 ACRES (18.53 ACRES U.I.C.)  
 PROPOSED DENSITY: 3.98 U.I.C.  
 SCHOOL DISTRICT: PIQUA SCHOOL DISTRICT  
 MIN. 52x135'



**NOTE:** INDIVIDUAL LOT LINES FOR TOWNHOMES ARE NOT SHOWN FOR CLARITY. LOT LINES WILL BE SHOWN AS FEET SQUARE LOTS. SEE TYPICAL TOWNHOME LOT DETAIL.

**DEVELOPMENT DATA**  
 DEVELOPER: PIONEER HOMES INC.  
 ENGINEER: PIONEER ENGINEERING  
 PROJECT NO.: 24-03  
 DATE: 9-19-24

**NOTES:**  
 1. ALL UTILITIES TO BE UNDERGROUND, NO OVERHEAD WILL BE PERMITTED.  
 2. STREET LIGHTING TO BE PROVIDED BY CITY OF PIQUA.  
 3. PARKING SHALL BE RESTRICTED TO ONE SIDE OF THE STREET OPPOSITE FIRE HYDRANTS. NO PARKING SIGNS, STREET SIGNS AND STOP SIGNS TO BE INSTALLED BY THE DEVELOPER. NO PARKING ON-SITE STREETS.  
 4. ALL UTILITIES TO BE UNDERGROUND AND TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER.  
 5. OPEN SPACE LOTS, STORM WATER MANAGEMENT BASINS AND ALL STORM SEWER INFRASTRUCTURE OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE HOA.



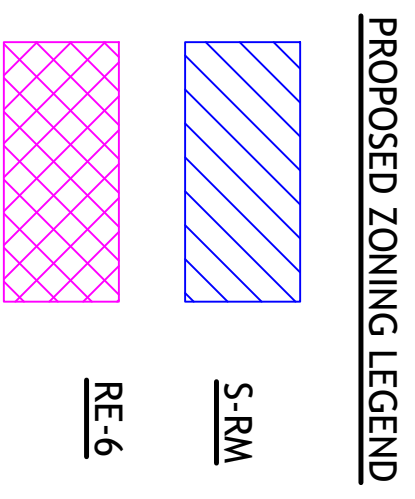
**DEERFIELD PRELIMINARY PLAT  
 CITY OF PIQUA  
 OVERALL LAYOUT**

SIDNEY, OHIO 937.497.0200  
 LOVELAND, OHIO 513.239.8554  
 www.CHOICEONEENGINEERING.com

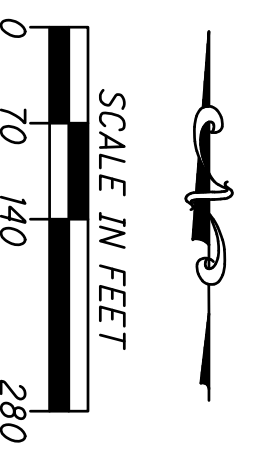
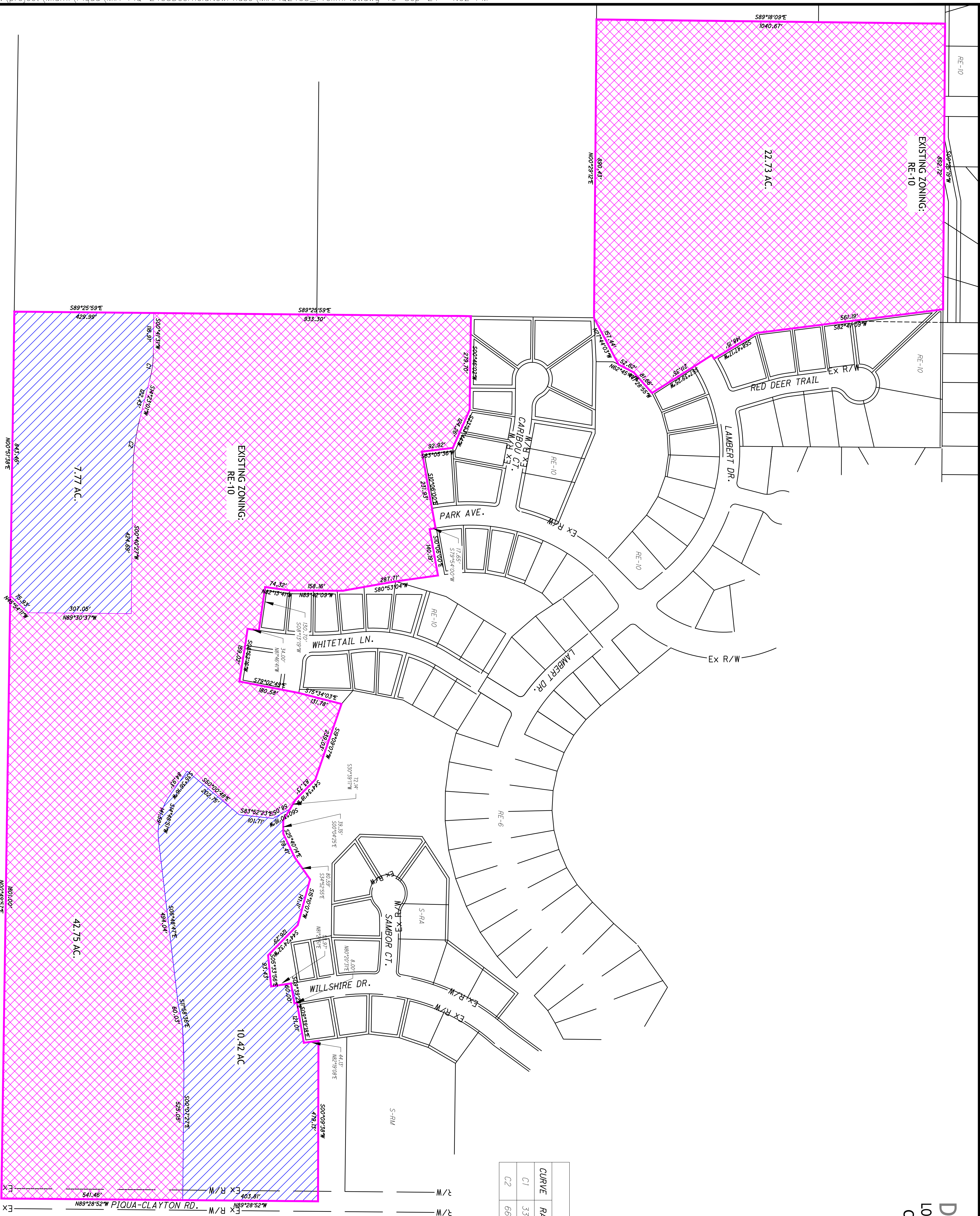


REVISIONS:	FILE NAME
	OVERALL
	DRAWN BY
	KMM
	CHECKED BY
	MNS
	PROJECT NO.
	MIPIQ2403
	DATE
	9-20-2024
	SHEET NUMBER
	1 OF 6

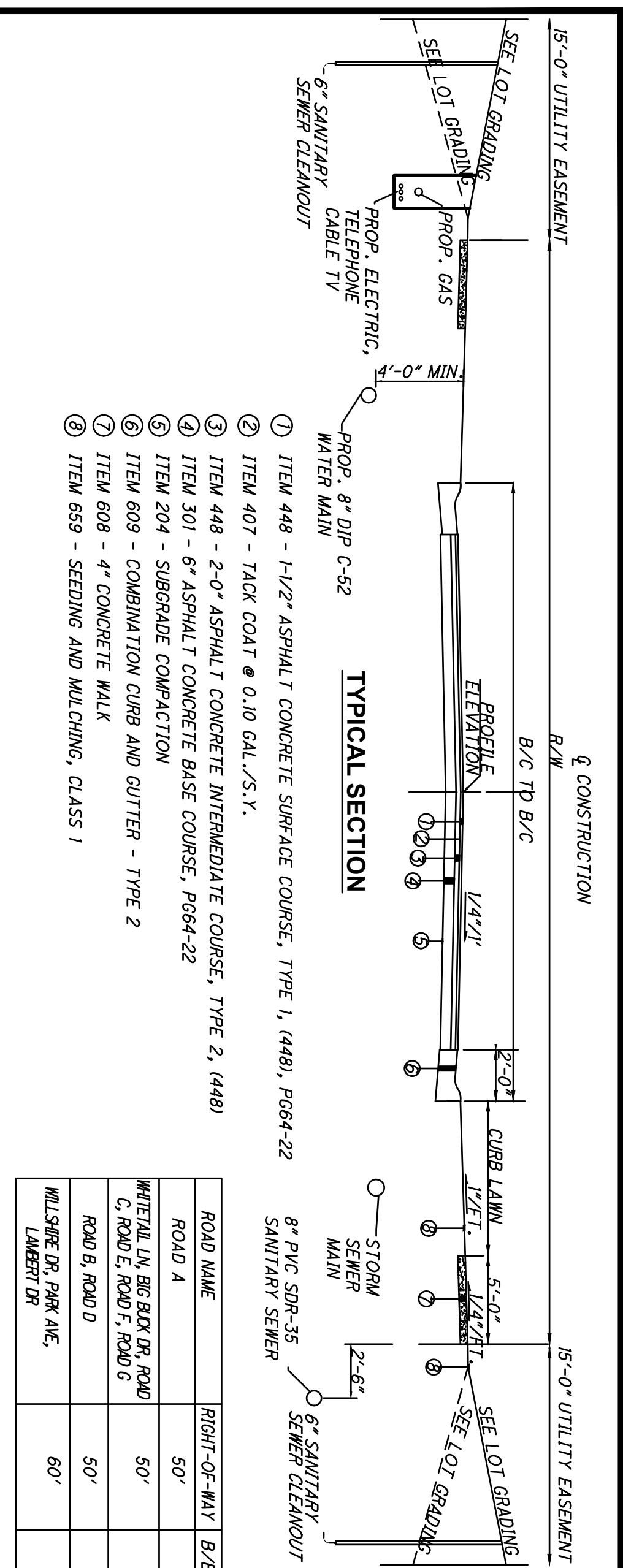
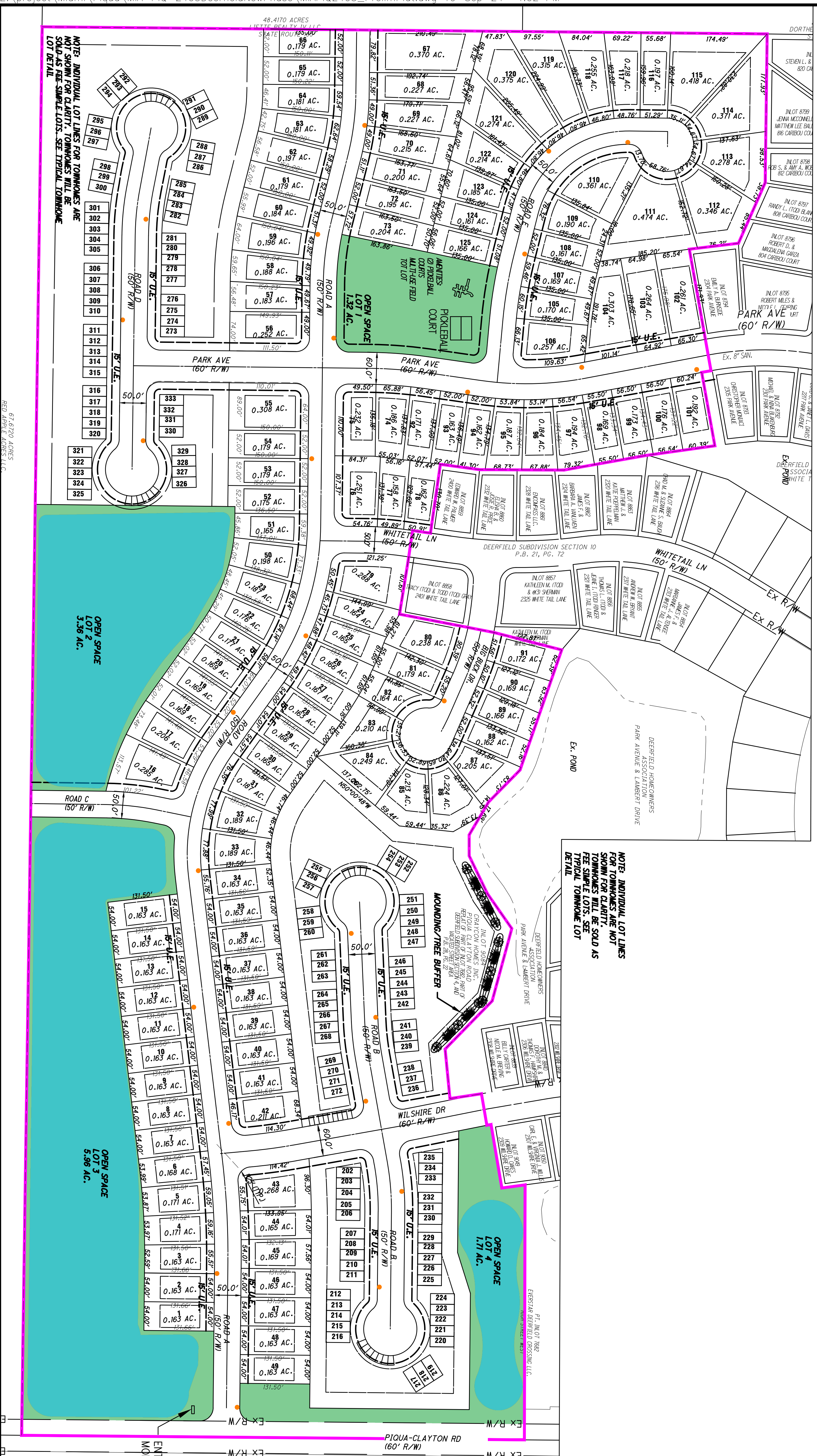
**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	335.00'	78.85'	13°29'10"	78.67'	N07°26'06"E
C2	665.00'	157.32'	13°33'16"	156.95'	S07°24'03"W



<p>REVISIONS:</p>	<p><b>DEERFIELD PRELIMINARY PLAT CITY OF PIQUA PROPOSED ZONING PLAN</b></p>	<p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554</p> <p>www.CHOICEONEENGINEERING.com</p>	
<p>FILE NAME: ZONING DRAWN BY: KMM CHECKED BY: MNS PROJECT NO.: MA/PIQ2403 DATE: 9-20-2024 SHEET NUMBER: 2 OF 6</p>			



- TYPICAL SECTION
- ITEM 448 - 1-1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), PG64-22
  - ITEM 401 - TACK COAT @ 0.10 GAL./S.Y.
  - ITEM 448 - 2-0" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)
  - ITEM 501 - 6" ASPHALT CONCRETE BASE COURSE, PG64-22
  - ITEM 204 - SUBGRADE COMPACTION
  - ITEM 609 - COMBINATION CURB AND GUTTER - TYPE 2
  - ITEM 608 - 4" CONCRETE WALK
  - ITEM 609 - SEEDING AND MULCHING, CLASS 1

ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LANE
ROAD A	50'	30'	5'	5'
WHITETAIL LN BEG AND BR ROAD C, ROAD E, ROAD F	50'	28'	5'	6'
ROAD B, ROAD D	50'	24'	5'	6'
WILSHIRE DR, PARK AVE, LAMBERT LN	60'	28'	5'	11'

PRELIMINARY PLAT FOR DEERFIELD SUBDIVISION LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5 CITY OF PIQUA, MIAMI COUNTY, OHIO

STREET LIGHTS (PROVIDED BY CITY OF PIQUA)

PROPERTY BOUNDARY

SETBACK LINE

OPEN SPACE

MANAGEMENT BASIN

STORMWATER

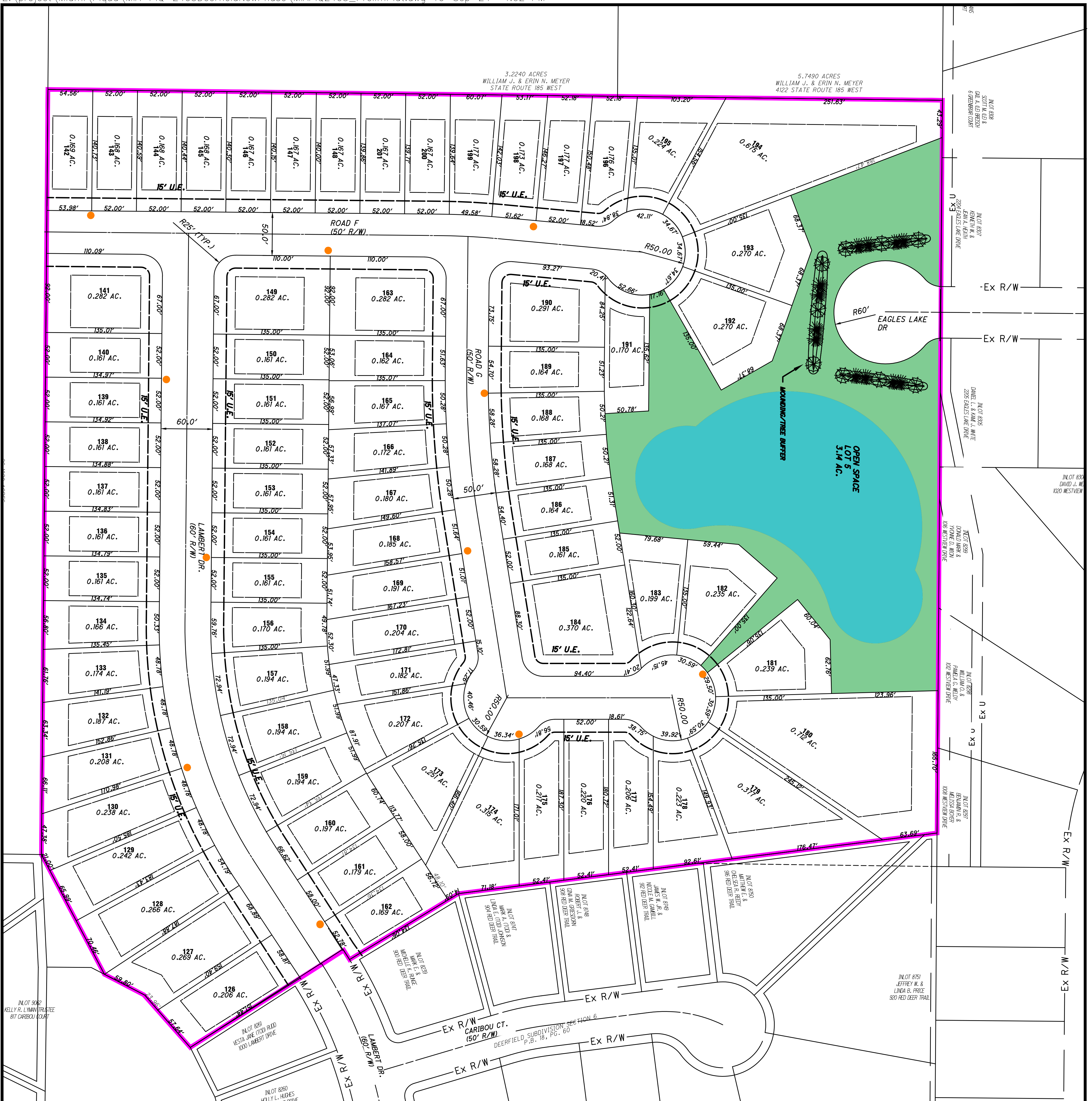
DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
LOT LAYOUT-WEST SIDE

REVISIONS:

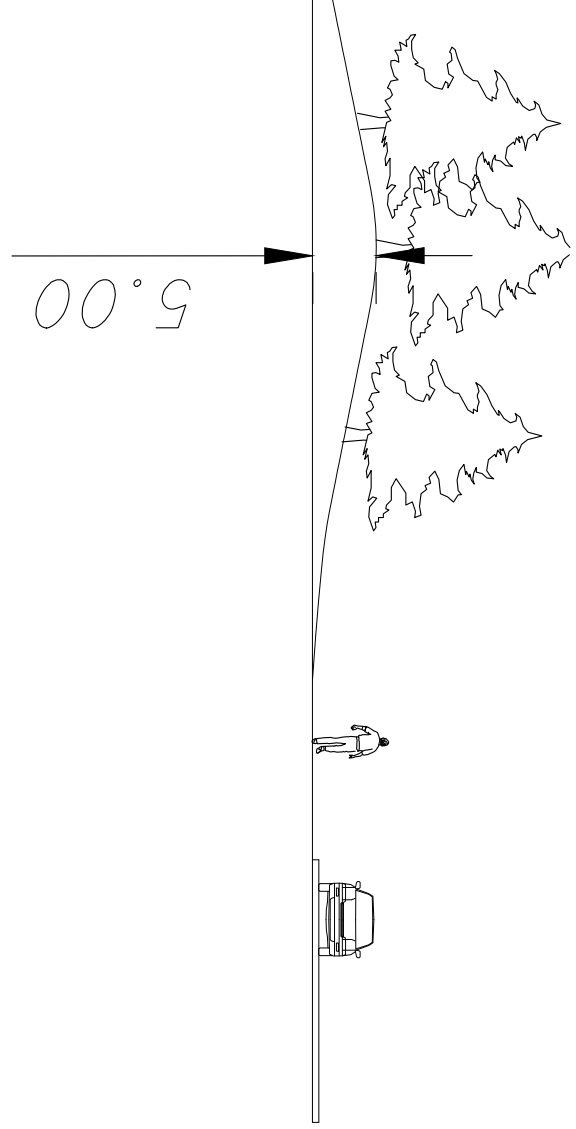
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DRAWN BY: KMM  
CHECKED BY: MNS  
PROJECT NO.: MIPIQ2403  
DATE: 9-20-2024  
SHEET NUMBER: 3 OF 6

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LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

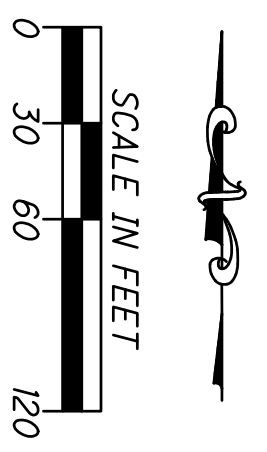
ChoiceOne Engineering



MOUNDING EXHIBIT



- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS PROVIDED BY CITY OF PIQUA



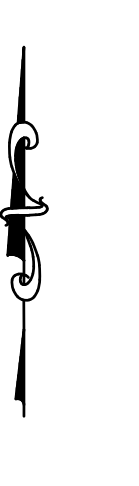
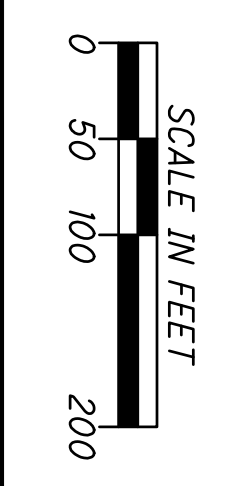
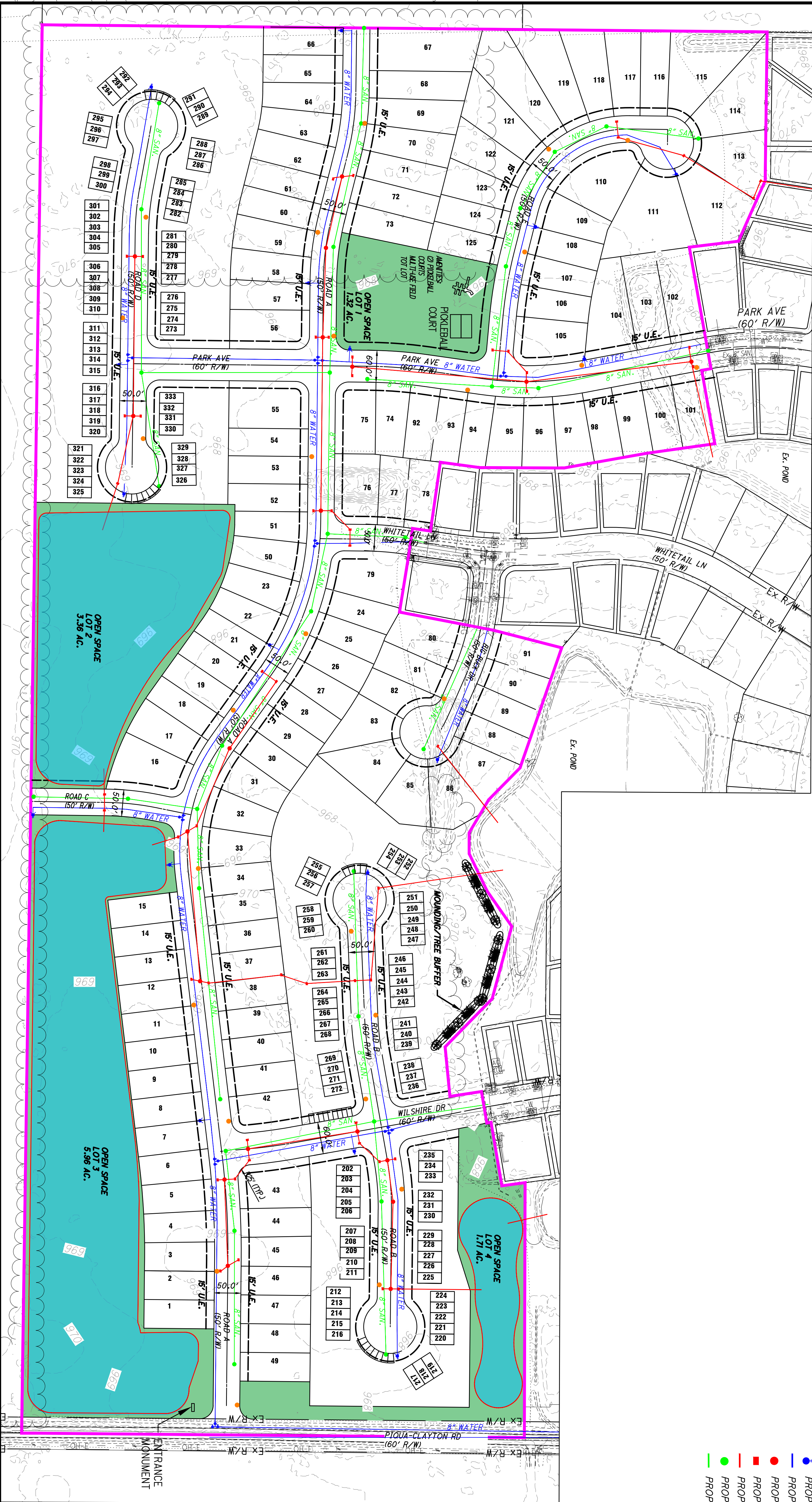
**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO

FILE NAME	LA-OUT
DRAWN BY	KMM
CHECKED BY	MNS
PROJECT NO.	MAPIQ2403
DATE	9-20-2024
SHEET NUMBER	4 OF 6

**DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
LOT LAYOUT-NORTHEAST SIDE**

SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
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ENTRANCE MONUMENT

- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER
- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE

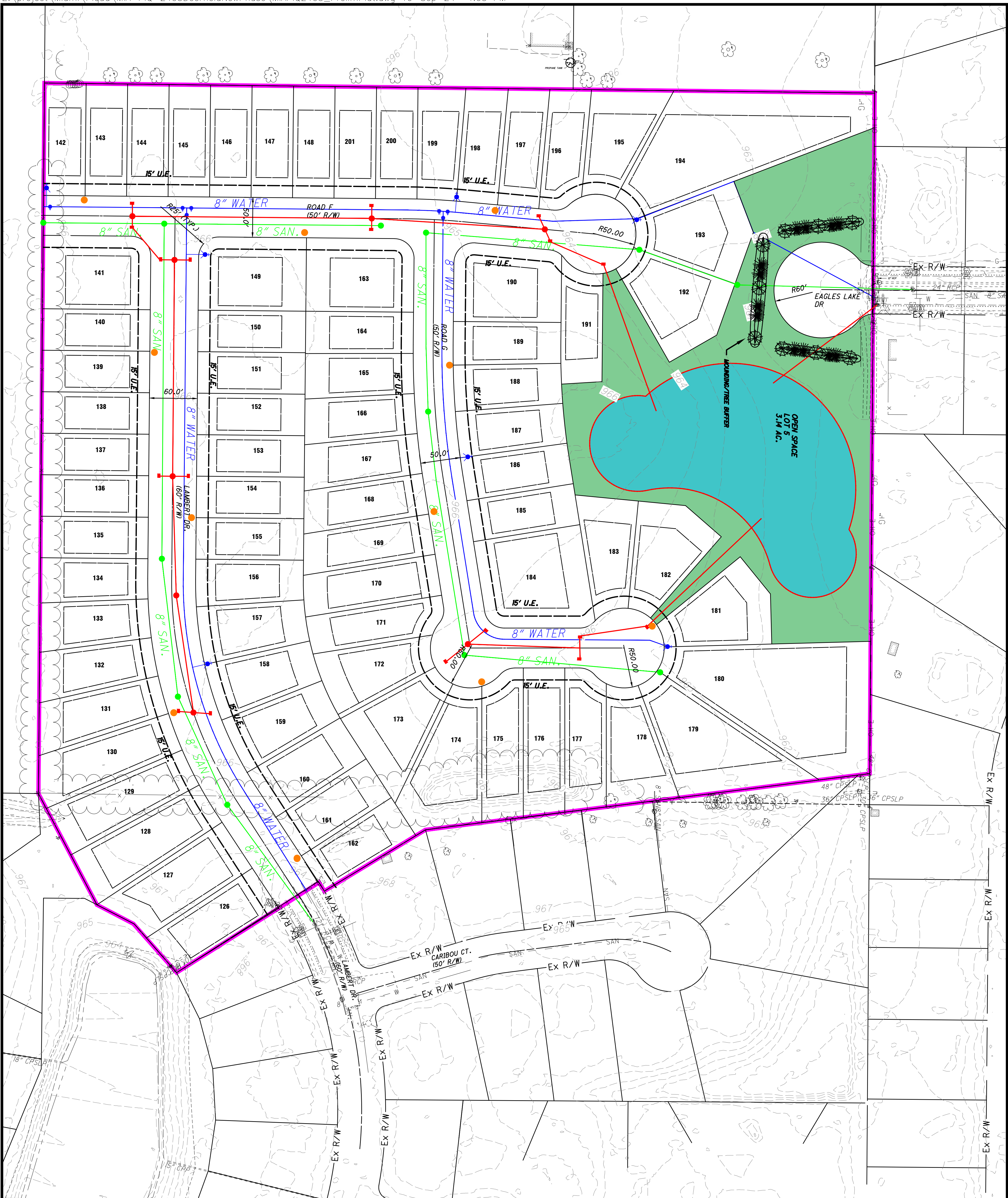
**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO

**DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
STREET AND UTILITY PLAN**

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LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

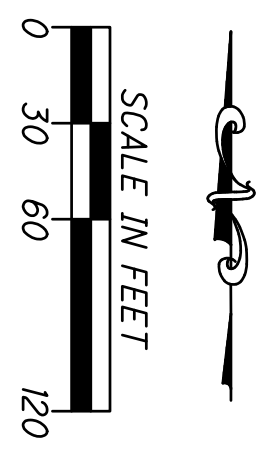


REVISIONS:	FILE NAME
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	DRAWN BY
	KMM
	CHECKED BY
	MNS
	PROJECT NO.
	MIPIQ2403
	DATE
	9-20-2024
	SHEET NUMBER
	5 OF 6



**PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION**  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER



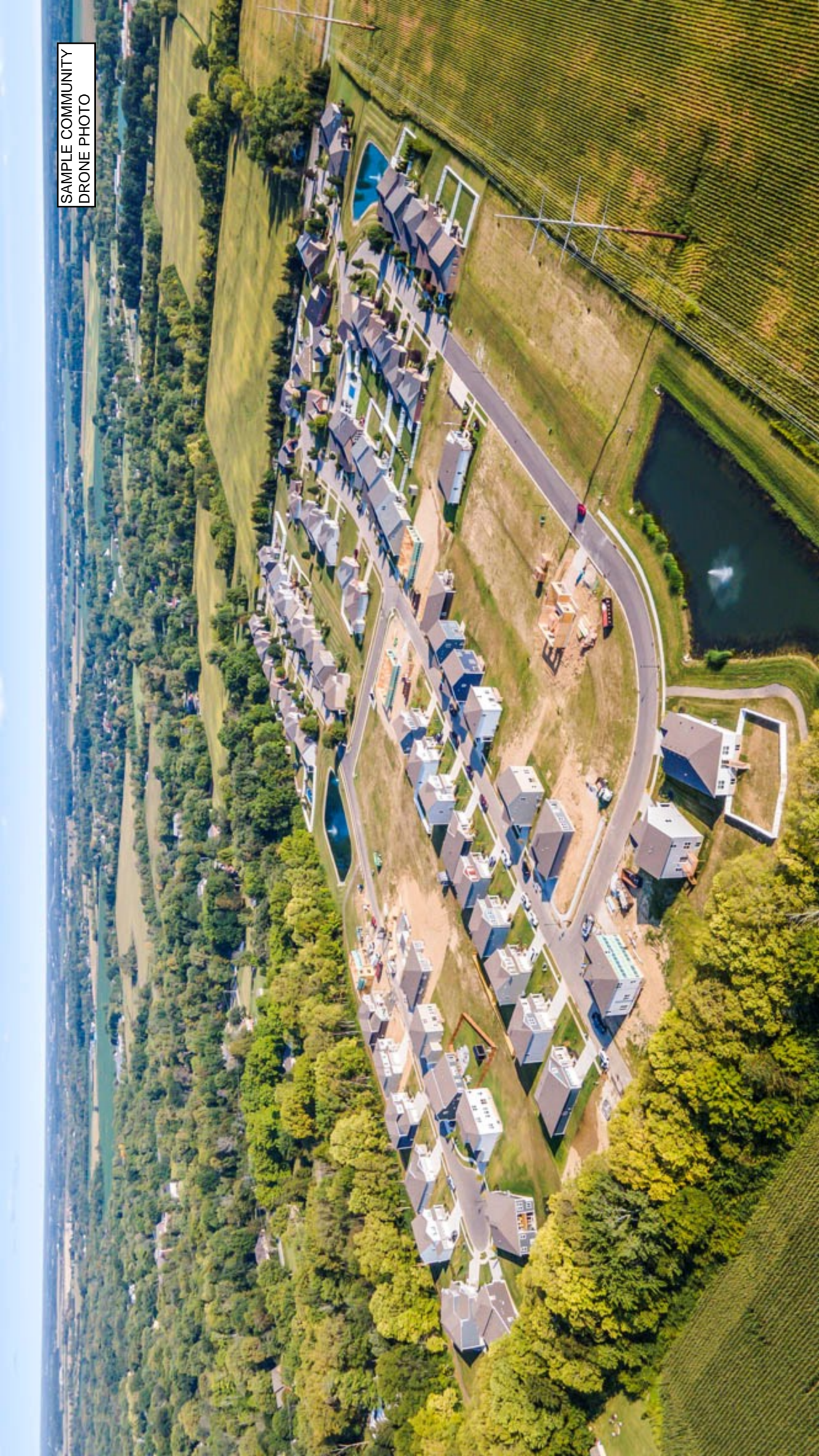
**DEERFIELD PRELIMINARY PLAT  
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FILE NAME	UTILITY
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PROJECT NO.	MIPIQ2403
DATE	9-20-2024
SHEET NUMBER	6 OF 6

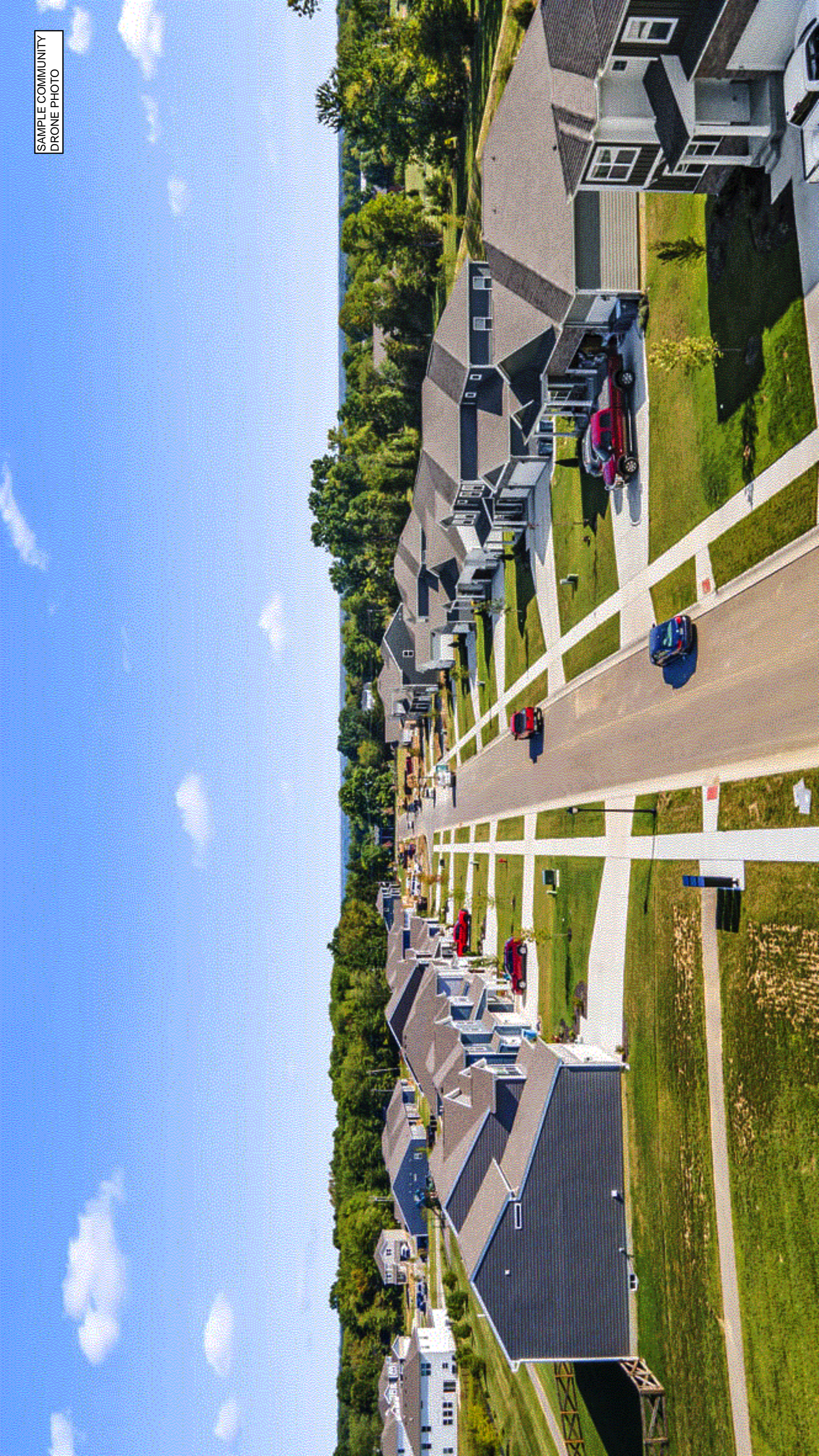
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PC-21-24	N44-003300	BERTIKE JOHN F (TOD)	P O BOX 1115	PIQUA	OH	45356
PC-21-24	N44-003170	HAMILTON BRIAN T	P.O. BOX 25	PIQUA	OH	45356
PC-21-24	N44-003310	J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
PC-21-24	N44-003130	VSF INVESTMENTS LTD	MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003270	LANGE FRANK N	MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002990	HERRON ROBERTE	10780 N BRADFORD BLO	COVINGTON	OH	45318
PC-21-24	N44-003320	RAFFEL NATHAN A & JONNA	115 117 NORTH ST W	PIQUA	OH	45356
PC-21-24	N44-002900	TKS BBQ N FIXINS INC	116 GREENE STE	PIQUA	OH	45356
PC-21-24	N44-002960	DSK PORTFOLIO 15 LLC	121 21. NORTH STE	PIQUA	OH	45356
PC-21-24	N44-002950	ZHU BO JIN & XIU JUAN WU	123 NORTH STE	PIQUA	OH	45356
PC-21-24	N44-002930	SCHMIDLAPP STEVEN C	1241 E BENTLEY CIR	TROY	OH	45373
PC-21-24	N44-003110	VSF INVESTMENTS LTD	1268 E ASH ST SUITE 108	PIQUA	OH	45356
PC-21-24	N44-002900	TKS BBQ N FIXINS INC	1324 RIDGEWAY AVE	PIQUA	OH	45356
PC-21-24	N44-003230	BLAIR JEREMY S & TANYA J	17579 KIRKWOOD RD	SIDNEY	OH	45365
PC-21-24	N44-002950	ZHU BO JIN & XIU JUAN WU	2652 SHADY TREE DR	TROY	OH	45373
PC-21-24	N44-003350	NORTH SHELL INC	2970 PARKWOOD DR	TROY	OH	45373
PC-21-24	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINC	4 CENTER COURT	EAST HANOVER	NJ	7936
PC-21-24	N44-003260	LANGE FRANK N	500 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003230	BLAIR JEREMY S & TANYA J	505 507 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002920	THOBE ALOYSIUS J & LINDA K	508 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003215	SCHMIDLAPP HOMESTEAD LLC	509 N MAIN ST	PIQUA	OH	45356
PC-21-24	N44-003270	LANGE FRANK N	509 N WAYNE ST	PIQUA	OH	45356
PC-21-24	N44-003210	GUVENAR JAYDEN & MUSTAFA EKINC	513 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003280	LIETTE REALTY II LLC	514 N MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002910	SCHMIDLAPP STEVEN C	514 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-002930	SCHMIDLAPP STEVEN C	516 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003180	TRANSITION PROPERTIES LTD	517 N MAIN ST	PIQUA	OH	45356
PC-21-24	N44-003300	BERTIKE JOHN F (TOD)	520 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003190	KATIE HUBER CORP	523 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003160	STYLE & POLISH SALON LLC	525 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002940	KAECK RONALD T	526 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003150	PSALM 8318 UN LTD	527 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002970	TILLMAN BARBARA J	528 SPRING ST	PIQUA	OH	45356

PC-21-24	N44-003140	HAMILTON BRIAN T	529 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003310	J & M INVESTMENTS OF NW OHIO LL	530 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003170	HAMILTON BRIAN T	531 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-003160	STYLE & POLISH SALON LLC	561 E SNODGRASS RD	PIQUA	OH	45356
PC-21-24	N44-003350	NORTH SHELL INC	600 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002980	LIETTE REALTY II LLC	600 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003150	PSALM 8318 UN LTD	603 E STAUNTON RD	TROY	OH	45373
PC-21-24	N44-002990	HERRON ROBERT E	604 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003010	CULP CLARENCE W	606 SPRING ST	PIQUA	OH	45356
PC-21-24	N44-003110	VSF INVESTMENTS LTD	611 MAIN ST N	PIQUA	OH	45356
PC-21-24	N44-002960	DSK PORTFOLIO 15 LLC	650 S MAIN ST	PIQUA	OH	45356
PC-21-24	N44-003320	RAFFEL NATHAN A & JONNA	704 W ASH ST	PIQUA	OH	45356
PC-21-24	N44-002980	LIETTE REALTY II LLC	9300 COUNTRY CLUB RD	PIQUA	OH	45356
PC-21-24	N44-003190	KATIE HUBER CORP	9400 HETZLER RD	PIQUA	OH	45356
PC-22-24	N44-251080	STATE OF OHIO	HARDIN RD RAW	PIQUA	OH	45356
PC-22-24	N44-250007	STATE OF OHIO	SAFETY BUILDING	TROY	OH	45373
PC-22-24	M40-250094	STATE OF OHIO	1982 VELMA AVE	COLUMBUS	OH	43211
PC-22-24	N44-078780	STEPHENS GREGORY K (TR)	4008 W DEMMING RD	PIQUA	OH	45356
PC-22-24	N44-250007	STATE OF OHIO	9839 HARDIN RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076511	DEERFIELD HOMEOWNERS ASSOC I/	P. O. BOX 1124	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076518	CRAYCON HOMES INC	PO BOX 1499	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100700	M-D INVESTMENTS INC	PO BOX 561	SAINT PARIS	OH	43072
PC-23-24 and PC 24-24	N44-076522	EVERSTAR DEERFIELD CROSSING LL	HIGH ST W	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077840	DEERFIELD HOMEOWNERS ASSOC I/	PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100700	M-D INVESTMENTS INC	PIQUA CLAY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100740	ALLENBAUGH BRENDA K (TOD)	PIQUA CLAY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076518	CRAYCON HOMES INC	PIQUA CLAYTON RD	PIQL PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078593	CRAYCON HOMES INC	RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077518	CRAYCON HOMES INC	SPOTTED DOE TL	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-024900	LIETTE REALTY IV LLC	SR 185	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-025800	DORTHEA DAVIS FAMILY LLC	SR 185	PIQUA	OH	45356

PC-23-24 and PC 24-24	M40-025900	MEYER WILLIAM J & ERIN N	SR 185 W	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078760	DEERFIELD HOMEOWNERS ASSOC I/F	WHITE TAIL DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076513	SHERMAN KATHLEEN M (TOD) & @ (3)	WHITE TALE LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077930	EVANS SHAWN & SHERRY	10 GREENBRIAR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077838	RUDD VESTA JANE (TOD)	1000 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077838	RUDD VESTA JANE (TOD)	1000 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076342	WHEELER JANICE SUE	1000 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077462	ALEXANDER JOHN SCOTT	1001 N SUNSET DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-076304	YOUNG ROGER D & CHRISTINE L	1004 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077906	BOYER BENJAMIN R & MELISSA	1008 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077908	WELDY WILLIAM O & PAMELA G	1012 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077910	WION DONALD MARK & YVONNE D	1016 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077912	WEBB DAVID J	1020 WESTVIEW DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077920	MORGAN RONNIE (TOD) & CAROLYN	1029 ELEANOR AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-025800	DORTHEA DAVIS FAMILY LLC	2006 PIQUA CLAYTON RE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077924	THOMPSON DWAYNE A & MERRIANN	2200 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077920	MORGAN RONNIE (TOD) & CAROLYN	2201 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077926	HEATH KENNETH W & JEANA	2204 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077922	WHITE DANIEL L & KAMI J	2205 EAGLES LAKE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078656	CLAWSON SARAH M	2213 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078658	DAVIS LOYD G & JANET L	2217 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077460	CRAYCON HOMES INC	2225 227 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077630	EVERSTAR DEERFIELD CROSSING LL	2240 DEERFIELD CRO DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077594	EVERSTAR DEERFIELD CROSSING LL	2260-2271 DEERFIELD C	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077500	BEARD RICHELLE A	2300 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078660	BLANKENBURG MICHAEL & NINA	2301 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100750	SILLMAN JOHN S & CHERYL L	2301 PIQUA-CLAYTON RE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077462	ALEXANDER JOHN SCOTT	2301 303 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078660	BLANKENBURG MICHAEL & NINA	2301 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100750	SILLMAN JOHN S & CHERYL L	2301 PIQUA CLAY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077501	CRAYCON HOMES INC	2302 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078664	BURNSIDE EMILYA	2304 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078758	BROWN DUSTIN ROBERT & AMANDA	2304 WHITE TAIL LN	PIQUA	OH	45356

PC-23-24 and PC 24-24	N44-078662	MONIACI CHRISTOPHER	2305 PARK AVE	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077499	HAMPSHIRE DOROTHY M & THOMAS	2306 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077463	WILLIS CARL E & VIRGINIA J	2307 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078756	RITTER MARK A & ASKLEY M	2308 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077498	CARTER BILLY & NICOLE M BREVING	2308 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078756	RITTER MARK A & ASKLEY M	2308 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077464	OAKES HOWARD D	2309 WILSHIRE DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078754	PEARSON RONALD E JR & JANIE M BF	2312 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078732	ALTENSEE JAMES F & MARIANNE J	2313 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078752	BAUGH CHAD M & SUZANNE S	2316 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078734	BRYANT ANDREW W	2317 WHITETAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078750	POEPEL MAN MATTHEW J & KATIE	2320 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078736	RINGER THOMAS L (TOD) & JEANNE I	2321 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078748	VANLUVEN JAMES F & BARBARA A	2324 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078738	SHERMAN KATHLEEN M (TOD) & @ (3	2325 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078746	ENCOMPASS LLC	2328 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078744	PRICE ELISHA B & JOSIE R	2332 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078742	PALMER EDWARD W	2400 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078740	GRAY TRACY (TOD) & TODD (TOD)	2401 WHITE TAIL LN	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-027500	RED APPLE ACRES LLC	2502 PIQUA CLAY RD W	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-100740	ALLENBAUGH BRENDA K (TOD)	2709 PIQUA CLAYTON RE PIQUA	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-027500	RED APPLE ACRES LLC	2810 E KENSINGTON PLA COLUMBUS	PIQUA	OH	43202
PC-23-24 and PC 24-24	N44-077503	HALLER PATRICIA L (TOD) & GARY A (	306 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077502	JOE BOB PROPERTIES PLL	308 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077504	CRAYCON HOMES INC	312 314 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077506	NEBLETT VICTORIA D	321 SAMBOR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-250060	OHIO CONFERENCE ASSO OF SEVEN	4020 ST RT 185	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-059320	MEYER WILLIAM J & ERIN N	4122 W ST RT 185	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077906	BOYER BENJAMIN R & MELISSA	6 GREENBRIAR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077928	BREISCH SCOTT M (LE) & GAIL A (LE)	6 GREENBRIAR CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078670	BLANKLEY RANDY L (TOD)	6250 N PIQUA TROY RD	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077506	NEBLETT VICTORIA D	7 HARBERT PKY	JACKSON	TN	38301
PC-23-24 and PC 24-24	N44-077628	EVERSTAR DEERFIELD CROSSING LL	706 W XENIA DR	FAIRBORN	OH	45324

PC-23-24 and PC 24-24	N44-077502	JOE BOB PROPERTIES PLL	7910 N MCMACKEN RD	COVINGTON	OH	45318
PC-23-24 and PC 24-24	N44-078666	GEARING ROBERT MILES & NICOLE L	800 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078668	GARZA ROBERT D & MAGDALENA	804 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078670	BLANKLEY RANDY L (TOD)	808 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078684	SMITH DANIELLE E & CLIFFORD	809 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078672	WOEHRMYER ROB S & AMY A	812 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078682	MIKOLAJEWSKI AMANDA & SHAUN	813 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078680	LYMAN KELLI R TRUSTEE	817 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078676	WRIGHT STEVEN L & FELICIA D	820 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078678	BURNS SHANE E & AMANDA D	821 CARIBOU CT	PIQUA	OH	45356
PC-23-24 and PC 24-24	M40-059343	KIRK MATTHEW S & JENNIFER M	8225 N LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077832	SWEETMAN ERIC M (TOD) & JENNIFER DR	900 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077794	RUNGE MARK E & MICHELLE K	900 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077796	WRIGHT EDGAR B	901 RED DEER TRAIL	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077834	SOEHNER JENNIFER R	904 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078576	JOHNSON MARK A (TOD) & LINDA E	( 904 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078592	GORMAN MICHAEL F & KRISTINE	905 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078578	GRIESDORN ROBERT J & GINA M	908 RED DEER TRAIL	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-077836	DAVISON DAVID A (TOD) & HOLLY L	( 908 LAMBERT DR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078590	MILLER SHAWN A & VANESSA	909 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078580	GAMBILL JAMES W JR & NICOLE M	912 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078588	BACHMAN JUSTIN J & CHASITY N BEF	913 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078582	REEDY MATTHEW E & CHELSEA R	916 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078584	PRICE JEFFREY W & LINDA B	920 RED DEER TR	PIQUA	OH	45356
PC-23-24 and PC 24-24	N44-078746	ENCOMPASS LLC	9385 HOLLY ST NW	COON RAPIDS	MN	55433