

November 3, 2023

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

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, November 14, 2023 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing 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, NOVEMBER 14, 2023
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – October 14, 2023

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 32-23
A resolution to authorize a Special Use for a dog grooming company to be located at 413 N Main St., Parcel N44-000840, zoned D-SX Downtown Shopfront Mixed Use.
2. RESOLUTION PC 33-23
A resolution requesting a recommendation for a replat of Inlot 7478 into two lots, with right of way dedication.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, OCTOBER 10, 2023
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF MINUTES

The minutes of September 12 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 30-23

A resolution to authorize a Special Use for a finance company to be located at 106 West Ash St., Parcel N44-001530, zoned D-SX Downtown Shopfront Mixed Use.

Chad Henry gave the staff report and staff did recommend the approval of the finance company.

Alan Riethman, applicant came forward to speak on the matter.

Brad Bubp made a motion to approve Resolution PC 30-23 and Eddie Harvey seconded the motion. Resolution PC 30-23 was approved with a 3-0 vote.

Resolution PC 31-23

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

Gary Koenig nominated and motioned Eddie Harvey to serve on the Board of Zoning Appeals. Brad Bubp seconded the motion. Eddie was selected with 3-0 vote.

OTHER BUSINESS

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Eddie Harvey to adjourn the meeting seconded by Brad Bubp to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:10 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

Applicant:	<p>Roxane Wintrow 820 Caldwell Street Piqua, OH 45356 roxie454@yahoo.com</p>
Request:	<p>Special Use – Indoor Animal Care (§3.5.3) in Downtown Shopfront Mixed Use (D-SX) district</p>
Location:	<p>Located at 413 North Main Street</p>

Staff Analysis:	<p>The D-SX district is intended for a mix of uses in a pedestrian-oriented environment that prioritizes retail and other active commercial uses. Indoor Animal Care uses as listed in §3.5.3 require a Special Use permit for approval.</p> <p>Existing Use: There are conflicting reports. This same use was approved by Planning Commission in early 2018 (PC 6-18) at this location and operated for a period. The initial application to re-open in September of this year stated that the existing use was for “Storage”, and that the owner/operator had been away for health and/or travel reasons. While reviewing the application it was communicated that obtaining a Special Use approval was necessary, to which the attached application was filed with the existing use as being for “Dog Grooming”, aka “Indoor Animal Care”.</p> <p>Upon conversation with Main Street Piqua, it was stated that the use has not been in this location for years, rather than months as was previously assumed. Because of these conflicting statements, staff felt that this use should come before Planning Commission.</p> <p>Indoor Animal Care is defined as <i>“A completely enclosed soundproof indoor facility designed or arranged for the care of animals without any outdoor activity.”</i></p>
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Staff Recommendations:

Based upon the criteria specified and adopted in the Development Code on May 18, 2023, staff recommends ***DENIAL*** of the Indoor Animal Care Special Use. It is not a priority use encouraged by the district, nor does it encourage active engagement as a specified retail or restaurant use would. Complaints regarding noise have already been received by City of Piqua staff, suggesting that the facility may not be soundproof as the use definition states it to be.

RESOLUTION No. PC 32-23

WHEREAS, Roxanne Wintrow, has applied for a Special Use Authorization to authorize a Special Use for a Dog Grooming to be located at Parcel N44-000840, zoned D-SX Downtown Shopfront 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.

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

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 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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APPLICANT INFORMATION	<input checked="" type="checkbox"/> Primary Contact	<input checked="" type="checkbox"/> Billing Contact
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First Last Name: *Roxann Wintrow*

Contact Person First Last Name: *Roxann Wintrow*

Mailing Address: *820 Caldwell St Piqua*

Phone Number: *(937) 570-9914* Email: *Roxie454@yahoo.com*

Type of legal interest held by applicant:

OWNER INFORMATION


First Last Name: *Roxann Wintrow*

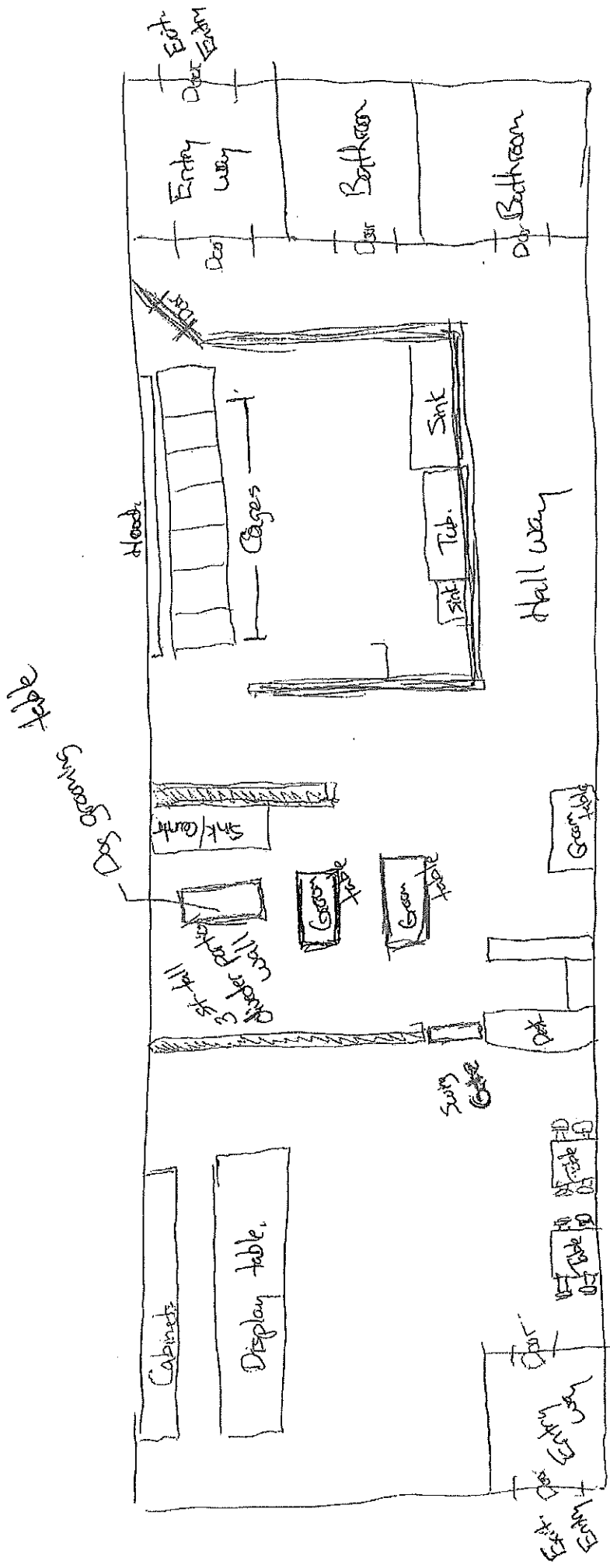
Mailing Address: *820 Caldwell St Piqua*

Phone Number: *(937) 570-9914* Email: *Roxie454@yahoo.com*

LOCATION DETAILS	
Street Address: 413 N. Main St.	Parcel ID Number:
Existing Zoning District: D-Sx	Existing Use: Dog grooming
Proposed Special Use: Dog grooming	

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested special use: To Continue with Dirty Dog Pet Salon.

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Roxanne Winrow	10-13-23
Applicant Name	Date
	OWNER
Applicant Signature	Title



No structure changes, every thing their dog cages & grooming table are portable

Table & chairs for customers who want to wait



DEVELOPMENT OFFICE

101 West Water Street • Piqua, Ohio 45356
Phone (937) 778-2810 • Fax (937) 778-0608

ZONING PERMIT APPLICATION

APPLICANT INFORMATION		<input type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company/Organization Name: <u>Dirty Dog Pet Salon LLC</u>			
Contact Person First Last Name: <u>Roxanne Wintrow</u>			
Street Address: <u>820 Caldwell St</u>		City: <u>Piqua</u>	State: <u>OH</u> Zip: <u>45352</u>
Email Address: <u>Roxie454@yahoo.com</u>		Home Phone:	
Cell Phone: <u>(937) 570-9914</u>		Work Phone: Fax:	

LOCATION INFORMATION		<input type="checkbox"/> No Existing Address Assignment / Address Assignment Requested
Street Address: <u>413 North Main St</u>		
Owner Name: <u>Roxanne Wintrow</u>		
Parcel ID: N44 : <u>000880</u>		
Subdivision/Neighborhood Name:		

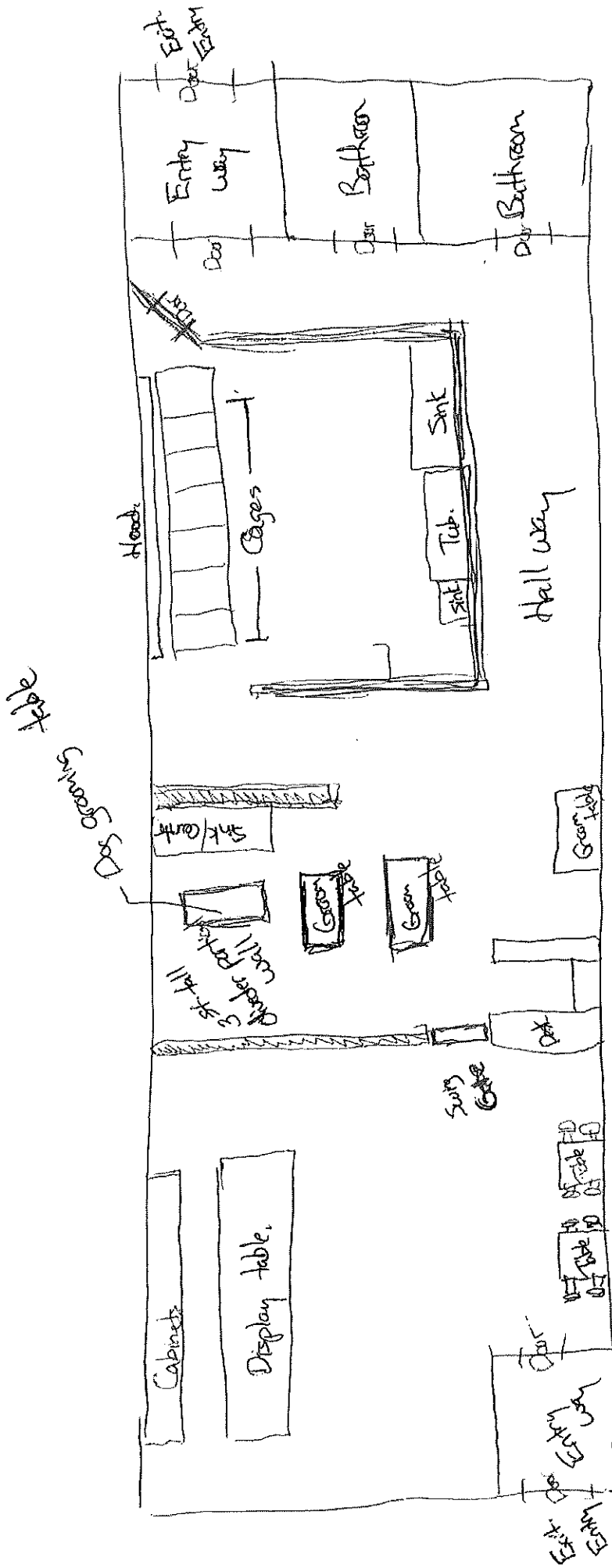
PERMIT INFORMATION			
Permit Type:	<input type="checkbox"/> Residential Construction \$50	<input type="checkbox"/> Commercial Construction \$100	<input checked="" type="checkbox"/> Change of Use/Occupancy \$25
	<input type="checkbox"/> Sign Installation \$25	<input type="checkbox"/> Temporary Use \$0	<input type="checkbox"/> Demolition \$25

DETAIL INFORMATION			
Use Type	<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial-Business	<input checked="" type="checkbox"/> Commercial-Residential
Use Class	<input checked="" type="checkbox"/> Principal	<input type="checkbox"/> Accessory	<input type="checkbox"/> Temporary
Work Class	<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition/Enlargement	<input type="checkbox"/> Remodel/Alteration
	<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Change Use/Occupancy	<input type="checkbox"/> Reconstruction
Work Scope	<input checked="" type="checkbox"/> Building Structure	<input type="checkbox"/> Other Structure (parking, driveway, deck, pool, etc...)	
		<input type="checkbox"/> Signage	
Use Type	Existing: <u>Vacant</u>	Proposed: <u>DOG Grooming</u>	
Work Valuation	\$	Start Date - <u>12-1-17</u>	End Date-

CONSTRUCTION DOCUMENTS SUBMITTED		
Document Date	File/Drawing Set Name	Description
		<u>Bathing and hair cuts of Dogs</u>

APPLICANT'S ACKNOWLEDGEMENT	
I hereby request review of this application and the submittals provided incidental and necessary thereto, and hereby request certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and request the approval and issuance of the requested Zoning Permit for this project, purpose of said permit request being to authorize the planned use and work incidental to the subject property and to authorize the release of any other permits required for the work necessary to complete this project.	
Applicant's Signature: <u>[Signature]</u>	Date: <u>11/29/17</u>

OWNER'S CONSENT	
I, the owner of record of the subject property, hereby acknowledge with full consent the application and submittals presented, and understand and acknowledge that receipt of certification that the application and submittals provided conform to the applicable provisions of the City of Piqua Code of Ordinances, and or the approval and issuance of the Zoning Permit requested in no way waives or dismisses any applicable local, state, or federal standards or laws, or the obligation of the property owner to comply with the same. Further, I the owner of record of the subject property, hereby grant permission to the enforcing official to enter upon the subject property for the purpose of inspecting the use or work incidental and pursuant to this application request.	
Owner's Signature: <u>[Signature]</u>	Date: <u>11/29/17</u>



No structure changes, every thing their dog cages & grooming table are portable.

Table & chairs for customers who want to wait

RESOLUTION No. PC 6-18

WHEREAS, Roxanne Wintrow, applicant for the property located at 413 N. Main Street, being in a district zoned CBD (Central Business District), has submitted a request seeking authorization for a Dog Grooming special use to be located at 413 N. Main Street and,

WHEREAS, section 154.140(A) of the City of Piqua Code of Ordinances provides the procedure for authorizing a special use; and,

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

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member Mr. Koenig 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 Mr. Pearson, and the voting record on this motion is hereby recorded as follows.

** See attached email from Main Street Piqua opposing the request.*

	AYE	NAY	ABSTAIN	ABSENT
Mr. Jim Oda	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Cindy Pearson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Stu Shear	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Gary Koenig	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chris Schmiesing

From: Lorna Swisher <mainstreetpiqua@woh.rr.com>
Sent: Tuesday, January 9, 2018 4:45 PM
To: Chris Schmiesing
Subject: Special use permit request on Planning Agenda

Chris,

The Mainstreet Piqua board voted this morning to oppose the request before the planning commission for the special use permit for 413 N. Main Street.

Lorna

Lorna Swisher
Executive Director
Mainstreet Piqua, Inc.
937-773-9355

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name Roxanne Winton Phone (937) 570-9911

Applicant's Address 820 Caldwell St Piqua, Ohio

2. Owner's Name Roxanne Winton Phone (937) 570-9911

Owner's Address 820 Caldwell St

3. Type of legal interest held by applicant Owner

4. Location of Special Use Permit request

A. Legal description (Inlot No. or attach legal description) .044 - 000880

B. Address 413 North Main St

5. Existing zoning CBD

6. Existing usage Vacant

7. Proposed usage Dog Grooming

8. Proposed special usage Dog Grooming

9. No. of plot plans submitted (16 required UNLESS waived) -

10. Describe the reason for the requested special use:

Going to be doing Dog Grooming

2nd and 3rd floor will remain as apartments

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant [Signature] Date 11/29/17

Signature of Owner [Signature] Date 11/29/17

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 ✓ | Date Fee Paid 11-29-17

Receipt No. 190291 P.C. Res. No. 6-18



N44000840 06/17/2007

RESOLUTION No. PC 33-23

WHEREAS, the Scarbrough Family, has submitted a request for a recommendation of approval for a replat of Inlot 7478 along Scarbrough Drive into two lots, with right of way dedication; and,

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

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

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

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

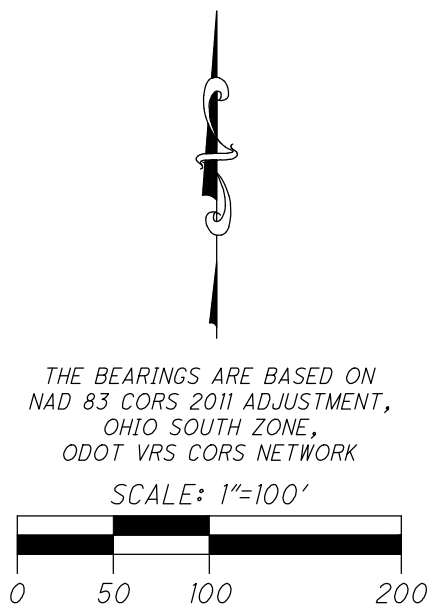
	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input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

REPLAT OF PART INLOT 7478

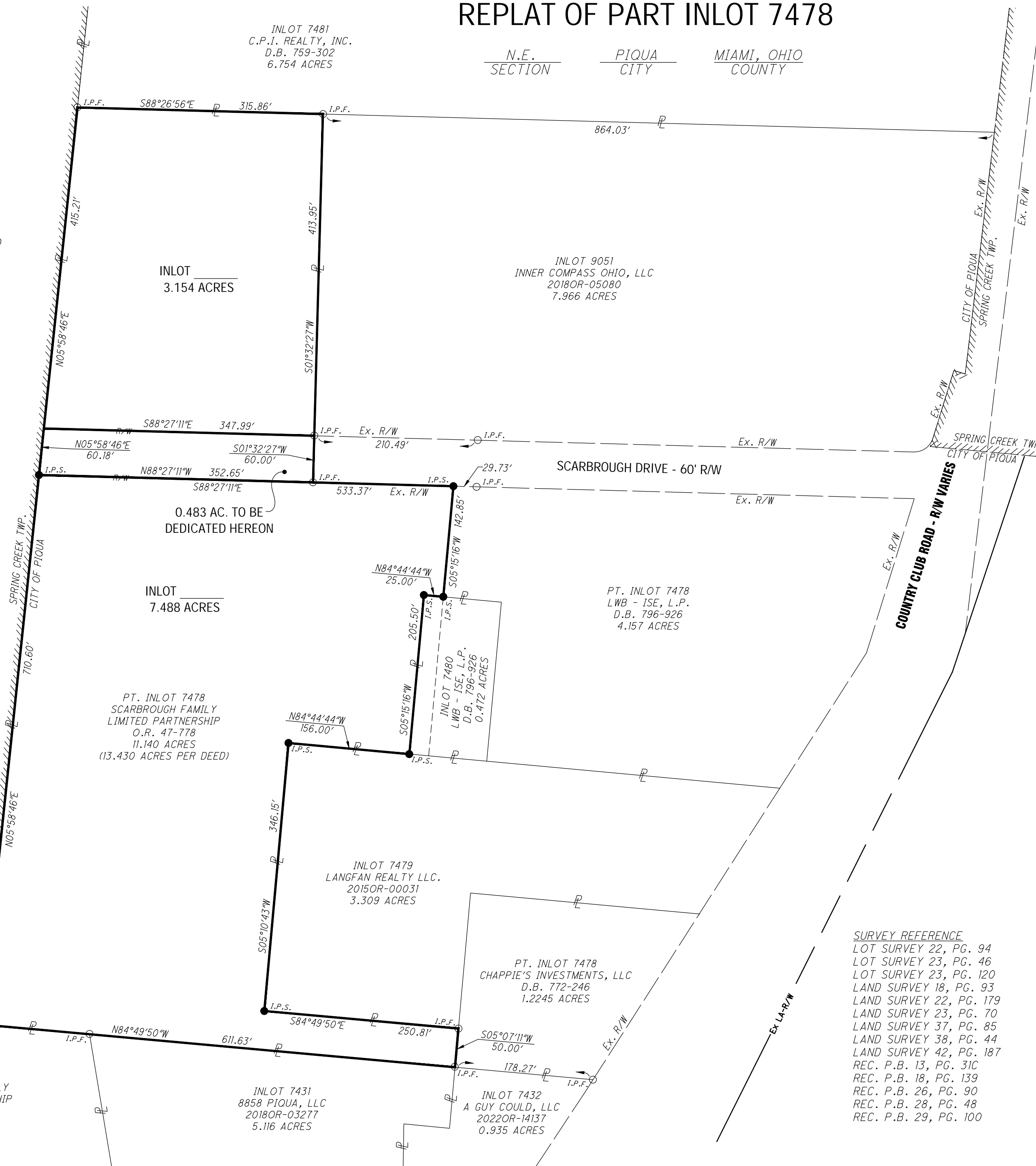
VOLUME _____, PAGE _____
 MIAMI COUNTY RECORDER'S RECORD OF PLATS

INLOT 7481
 C.P.I. REALTY, INC.
 D.B. 759-302
 6.754 ACRES

N.E. SECTION Piqua CITY MIAMI, OHIO COUNTY



JESSE L. FILBURN &
 TONYA L. FILBURN,
 CO-TRUSTEES
 2021OR-22264
 51.789 ACRES



FEE \$ _____
 MIAMI COUNTY RECORDER BY DEPUTY RECORDER
 MIAMI COUNTY AUDITOR
 APPROVED AND TRANSFERRED _____, 20____.
 MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CITY OF PIQUA PLANNING COMMISSION

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

CHAIR _____ CLERK _____

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 RESOLUTION NO. _____.

MAYOR _____ CLERK _____

PLAT AUTHORIZATION AND DEDICATION

SCARBROUGH FAMILY LIMITED PARTNERSHIP, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF PIQUA, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS REPLAT OF PART INLOT 7478. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP, DEDICATES THE STREET AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

AUTHORIZED SIGNATURE _____ TITLE _____

STATE OF OHIO
 COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, ON BEHALF OF SCARBROUGH FAMILY LIMITED PARTNERSHIP.

NOTARY PUBLIC _____

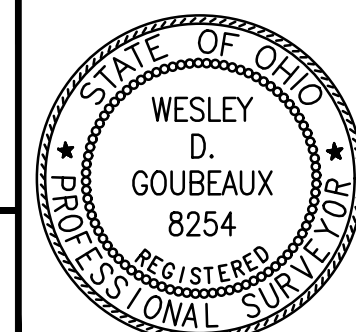
- SURVEY REFERENCE**
 LOT SURVEY 22, PG. 94
 LOT SURVEY 23, PG. 46
 LOT SURVEY 23, PG. 120
 LAND SURVEY 18, PG. 93
 LAND SURVEY 22, PG. 179
 LAND SURVEY 23, PG. 70
 LAND SURVEY 37, PG. 85
 LAND SURVEY 38, PG. 44
 LAND SURVEY 42, PG. 187
 REC. P.B. 13, PG. 31C
 REC. P.B. 18, PG. 139
 REC. P.B. 26, PG. 90
 REC. P.B. 28, PG. 48
 REC. P.B. 29, PG. 100

BEING A REPLAT OF PART INLOT 7478 OWNED BY SCARBROUGH FAMILY LIMITED PARTNERSHIP AS CONVEYED IN OFFICIAL RECORD 47, PAGE 778.

WESLEY D. GOUBEUX, P.S. #8254 _____ DATE _____

LEGEND

- I.P.S. 5/8" X 30" REBAR W/CAP SET
- I.P.F. IRON PIN FOUND
- ////// EXISTING CORP. LIMITS



PREPARED BY:
ChoiceOne Engineering
 SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com

DATE:	11-02-2023
DRAWN BY:	RMF
JOB NUMBER:	MIAPIQ2319
SHEET NUMBER	1 OF 1

Resolution Number	Owner/Nar Address	City	State	Zip Code
PC-32-23	DOBO REAI 417 MAIN	PIQUA	OH	45356
PC-32-23	ARP DOUG 414 MAIN	PIQUA	OH	45356
PC-32-23	LATHAM SC 420 MAIN	PIQUA	OH	45356
PC-32-23	JODA PROF 110 112 AS	PIQUA	OH	45356
PC-32-23	SEA VENTU 411 MAIN	PIQUA	OH	45356
PC-32-23	CITY OF PIC 110 ASH ST	PIQUA	OH	45356
PC-32-23	CITY OF PIC GREENE - /	PIQUA	OH	45356
PC-32-23	REEDY MAI 429 29. M	PIQUA	OH	45356
PC-32-23	ESDY PROP 418 MAIN	PIQUA	OH	45356
PC-32-23	STARRETT (421 MAIN	PIQUA	OH	45356
PC-32-23	GOOD LUC 410 N MAII	PIQUA	OH	45356
PC-32-23	STARRETT (425 MAIN	PIQUA	OH	45356
PC-32-23	CANAL VIE\ 107 GREEN	PIQUA	OH	45356
PC-32-23	WENRICK C 419 19. M	PIQUA	OH	45356
PC-32-23	WINTROW 413 MAIN	PIQUA	OH	45356
PC-32-23	GATHERINC 105 E GREE	PIQUA	OH	45356
PC-32-23	THE PIQUA 401 MAIN	PIQUA	OH	45356
PC-32-23	ANDERSON 427 MAIN	PIQUA	OH	45356
PC-32-23	FOUR B S R 430 N MAII	PIQUA	OH	45356
PC-32-23	GOOD LUC 406 N MAII	PIQUA	OH	45356
PC-32-23	LATHAM SC 423 MAIN	PIQUA	OH	45356
PC-32-23	CITY OF PIC MAIN ST N	PIQUA	OH	45356
PC-32-23	MRM LEAS 400 N MAII	PIQUA	OH	45356
PC-32-23	GOOD LUC 408 N MAII	PIQUA	OH	45356
PC-32-23	ANDERSON 405 407 M.	PIQUA	OH	45356
PC-32-23	TRIANGLE (333 MAIN	PIQUA	OH	45356
PC-32-23	SEA VENTU 431 MAIN	PIQUA	OH	45356
PC-32-23	CITY OF PIC ASH - HIGH	PIQUA	OH	45356
PC-32-23	GREGGERS 415 MAIN	PIQUA	OH	45356
PC-32-23	FISHER JAN 409 N MAII	PIQUA	OH	45356
PC-32-23	DOBO REAI 1503 BRO	PIQUA	OH	45356
PC-32-23	ARP DOUG 315 BIRD S	VANDALIA	OH	45377
PC-32-23	LATHAM SC 420 N MAII	PIQUA	OH	45356
PC-32-23	JODA PROF 15707 KIRI	SIDNEY	OH	45365
PC-32-23	SEA VENTU 526 N WAY	PIQUA	OH	45356
PC-32-23	CITY OF PIC 201 W WA	PIQUA	OH	45356
PC-32-23	CITY OF PIC 201 W WA	PIQUA	OH	45356
PC-32-23	REEDY MAI 429 N MAII	PIQUA	OH	45356
PC-32-23	ESDY PROP 1215 WAL	PIQUA	OH	45356
PC-32-23	STARRETT (425 N MAII	PIQUA	OH	45356
PC-32-23	GOOD LUC 410 N MAII	PIQUA	OH	45356
PC-32-23	STARRETT (425 N MAII	PIQUA	OH	45356
PC-32-23	CANAL VIE\ 15 FALCON	PIQUA	OH	45356
PC-32-23	WENRICK C 9920 NEW	PIQUA	OH	45356
PC-32-23	WINTROW 820 CALDV	PIQUA	OH	45356

PC-32-23	GATHERING 105 GREEN PIQUA	OH	45356
PC-32-23	THE PIQUA 427 N MAH PIQUA	OH	45356
PC-32-23	ANDERSON 10700 N H/ PIQUA	OH	45356
PC-32-23	FOUR B S R 217 FLANC LIMA	OH	45801
PC-32-23	GOOD LUC 410 N MAH PIQUA	OH	45356
PC-32-23	LATHAM SC 420 N MAH PIQUA	OH	45356
PC-32-23	CITY OF PIC 201 W WA' PIQUA	OH	45356
PC-32-23	MRM LEAS 106 W ASH PIQUA	OH	45356
PC-32-23	GOOD LUC 410 N MAH PIQUA	OH	45356
PC-32-23	ANDERSON 10700 N H/ PIQUA	OH	45356
PC-32-23	TRIANGLE C 324 W ASH PIQUA	OH	45356
PC-32-23	SEA VENTU 431 N MAH PIQUA	OH	45356
PC-32-23	CITY OF PIC 201 W WA' PIQUA	OH	45356
PC-32-23	GREGGERS 9450 N HET PIQUA	OH	45356
PC-32-23	FISHER JAN 409 N MAH PIQUA	OH	45356
PC-33-23	A GUY COU 8866 CO RI PIQUA	OH	45356
PC-33-23	SCARBROU CO RD 25A PIQUA	OH	45356
PC-33-23	LANGFAN F 9060 COU PIQUA	OH	45356
PC-33-23	LWB-ISE LP 9100 -916C PIQUA	OH	45356
PC-33-23	SCARBROU COUNTRY PIQUA	OH	45356
PC-33-23	INNER COM 9200 COU PIQUA	OH	45356
PC-33-23	CHAPPIES I 9030 N COI PIQUA	OH	45356
PC-33-23	8858 PIQU, 8858 CO RI PIQUA	OH	45356
PC-33-23	LWB-ISE LP COUNTRY PIQUA	OH	45356
PC-33-23	C P I REALT 9234 COU PIQUA	OH	45356
PC-33-23	FILBRUN JE HETZLER R PIQUA	OH	45356
PC-33-23	A GUY COU PO BOX 1(COSHOCT OH		43812
PC-33-23	SCARBROU 1304 TAM BOULDER CO		80304
PC-33-23	LANGFAN F 2100 S OCE PALM BEA(FL		33480
PC-33-23	LWB-ISE LP 9160 COU PIQUA	OH	45356
PC-33-23	SCARBROU 1304 TAM BOULDER CO		80304
PC-33-23	INNER COM 9385 HOLL COON RAP(MN		55433
PC-33-23	CHAPPIES I 1725 PARK PIQUA	OH	45356
PC-33-23	8858 PIQU, 6852 WEM DAYTON	OH	45459
PC-33-23	LWB-ISE LP 9160 COU PIQUA	OH	45356
PC-33-23	C P I REALT PO BOX 1(PIQUA	OH	45356
PC-33-23	FILBRUN JE 7285 SOD(FLETCHER	OH	45326



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