

October 1, 2024

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

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 . 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

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

APPLICANT INFORMATION	<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>

PROJECT LOCATION	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>

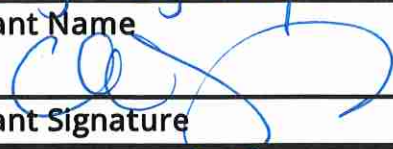
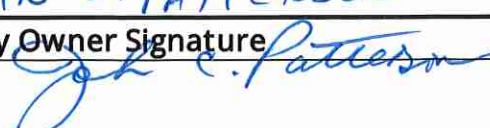
ACTIVE CODE COMPLIANCE CASE

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

PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION	
Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	N/A

HISTORICAL RESOURCE INFORMATION		
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

PROJECT INFORMATION – Attach additional page(s) if necessary.	
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>

ACKNOWLEDGMENT AND AUTHORIZATION	
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>
Applicant Name	Date
	<i>Coach / Tenant</i>
Applicant Signature	Title
Property Owner Name <i>PSALM 8318 UN.LTD.</i>	Title
<i>JOHN C. PATTERSON</i>	<i>OWNER</i>
Property Owner Signature	Title
	

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.

	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"/>

SWIFT RUN ANNEXATION TO THE CITY OF PIQUA

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

8 TOWN WASHINGTON
 5 E RANGE MIAMI COUNTY
 1 SECTION 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

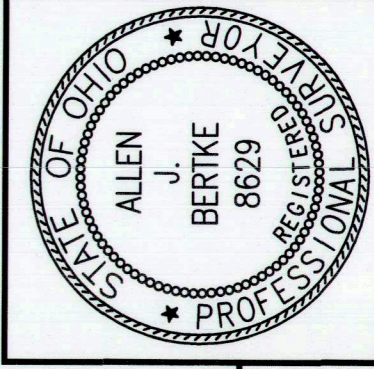
CERTIFICATION
 I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH
 O.A.C., CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND
 ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS
 AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON
 ACTUAL FIELDWORK PERFORMED IN JUNE, 2024. ALL MEASUREMENTS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

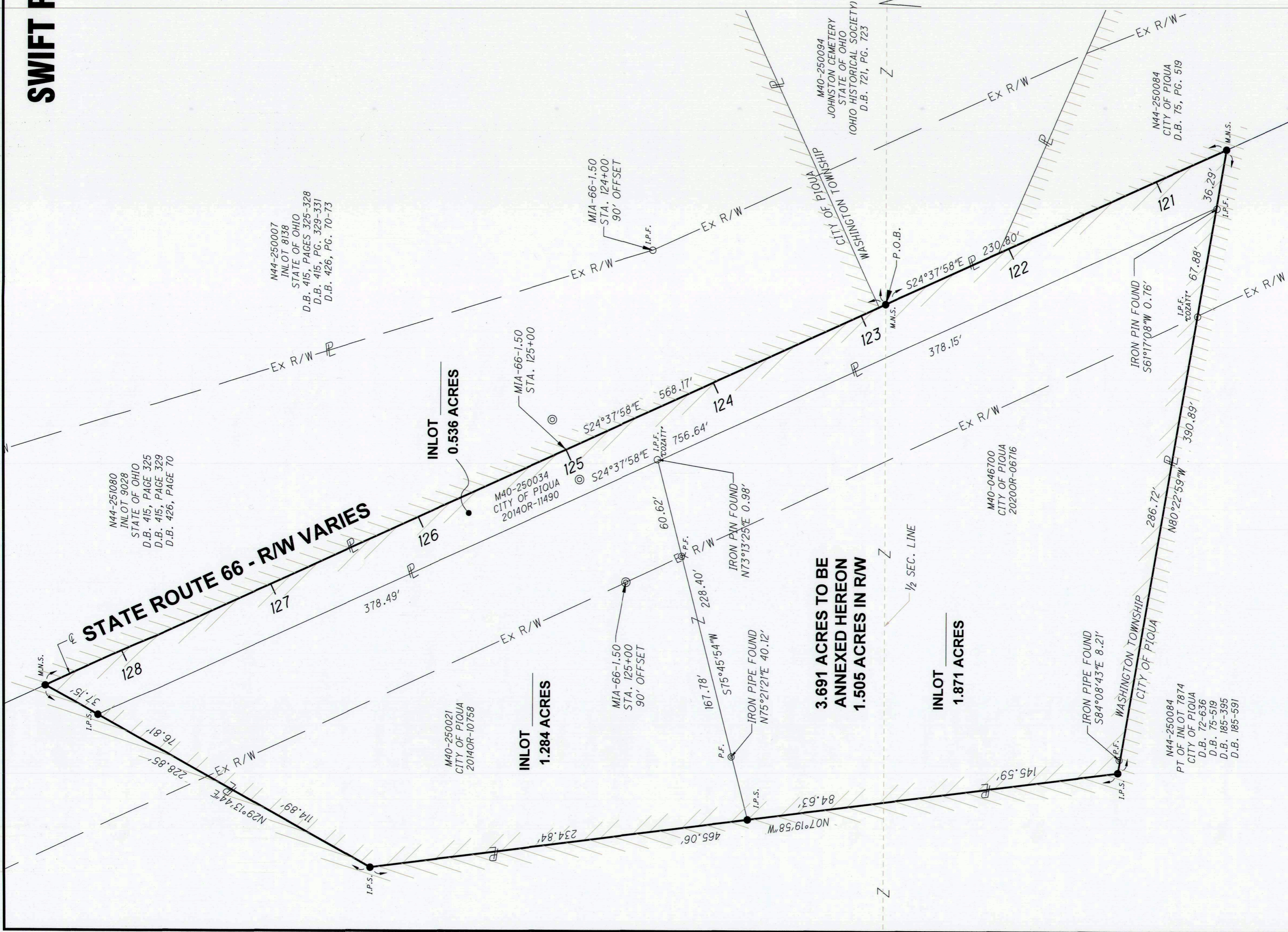
DATE: 06-12-2024
 DRAWN BY: EEN
 JOB NUMBER: MIAPIQ2415
 SHEET NUMBER: 1 OF 1



ANNEXATION PROCEEDINGS RECORDED

IN 20____ OR ____.

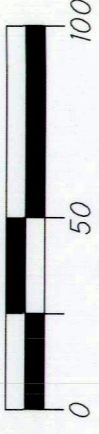
Allen J. Bertke
 ALLEN J. BERTKE, P.S. #8629
 8-9-2024
 DATE



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-66-150

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

SCALE: 1"=50'



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

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.

	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"/>

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 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"/> Application	<input checked="" type="checkbox"/> Lot Plan (Show existing and proposed zoning)	<input checked="" type="checkbox"/> \$100 Fee (Cash or Check)
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Paid 9/20/24 Check 20919


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



Zoning Designation Request
Application

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

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

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



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

DESCRIPTION:

1 application

1 \$100 check

3 – 11x17 copies of preliminary plan

3 – 11x17 copies of building renderings

1 – 24x36 copy of preliminary plan

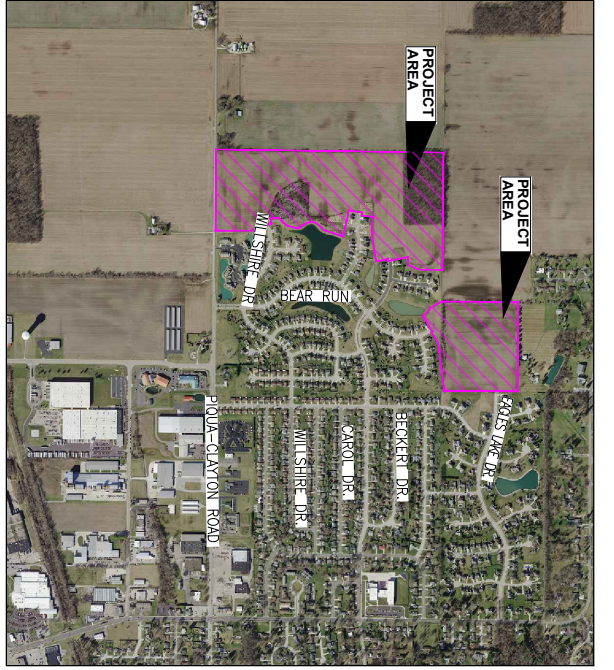
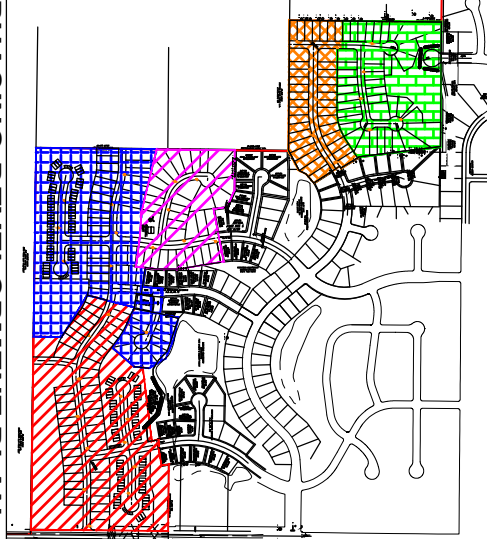
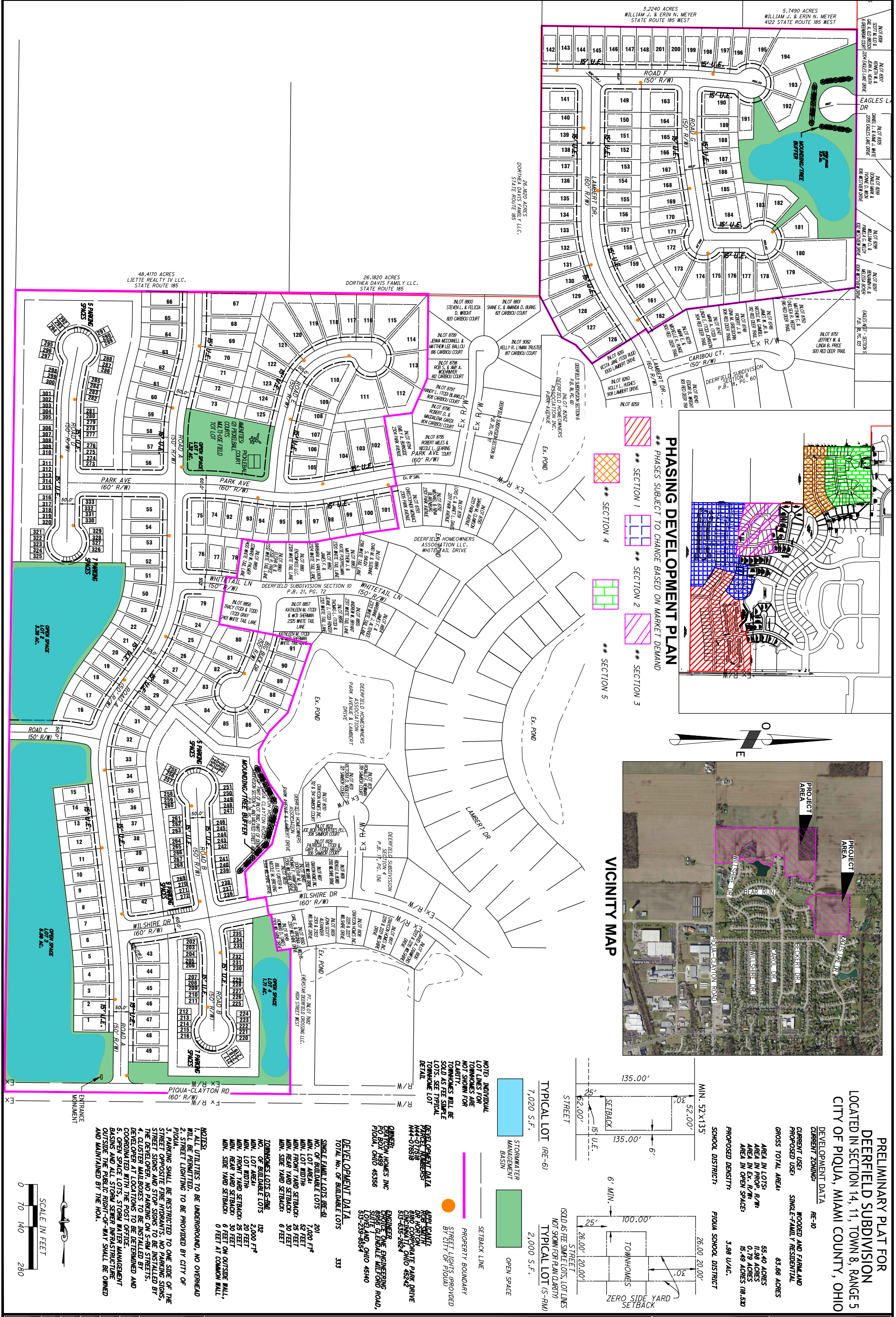
If you have any questions, please feel free to contact our office.

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



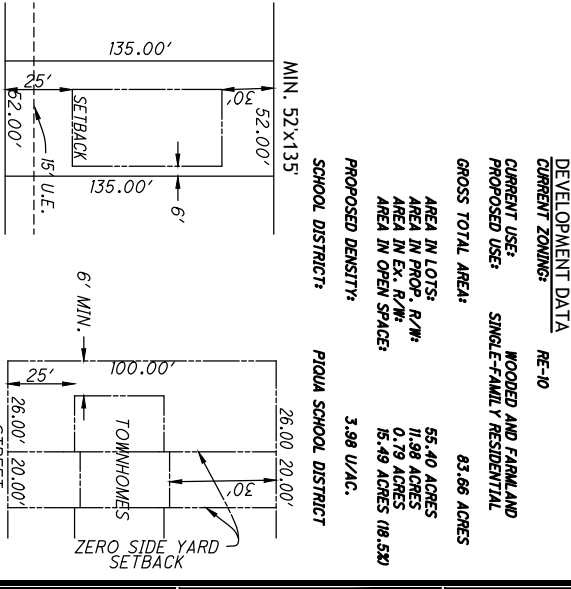


PHASING DEVELOPMENT PLAN
 ** PHASES SUBJECT TO CHANGE BASED ON MARKET DEMAND

- 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



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.

DEVELOPMENT DATA
 TOTAL NO. OF BUILDABLE LOTS: 333
 SINGLE FAMILY LOTS (RE-6): 201
 NO. OF BUILDABLE LOTS: 201
 MIN. LOT AREA: 7,000 FT²
 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 FT²
 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

DEVELOPMENT DATA
 TOTAL NO. OF BUILDABLE LOTS: 333

OWNER: DORTHEA DAVIS FAMILY LLC, 26,182 ACRES, STATE ROUTE 185
OWNER: LIETTE REALTY IV LLC, 48,417 ACRES, STATE ROUTE 185
OWNER: WILLIAM J. & ERIN N. MEYER, 3,224 ACRES, STATE ROUTE 185 WEST
OWNER: WILLIAM J. & ERIN N. MEYER, 5,749 ACRES, 4122 STATE ROUTE 185 WEST

DEVELOPMENT DATA
 TOTAL NO. OF BUILDABLE LOTS: 333

APPLICANT: CHOICE ONE ENGINEERING, INC., 6955 CLENDALE WILFORD ROAD, SUITE 100, OHIO 45424
PHONE: 513-535-2824
FAX: 513-535-2824

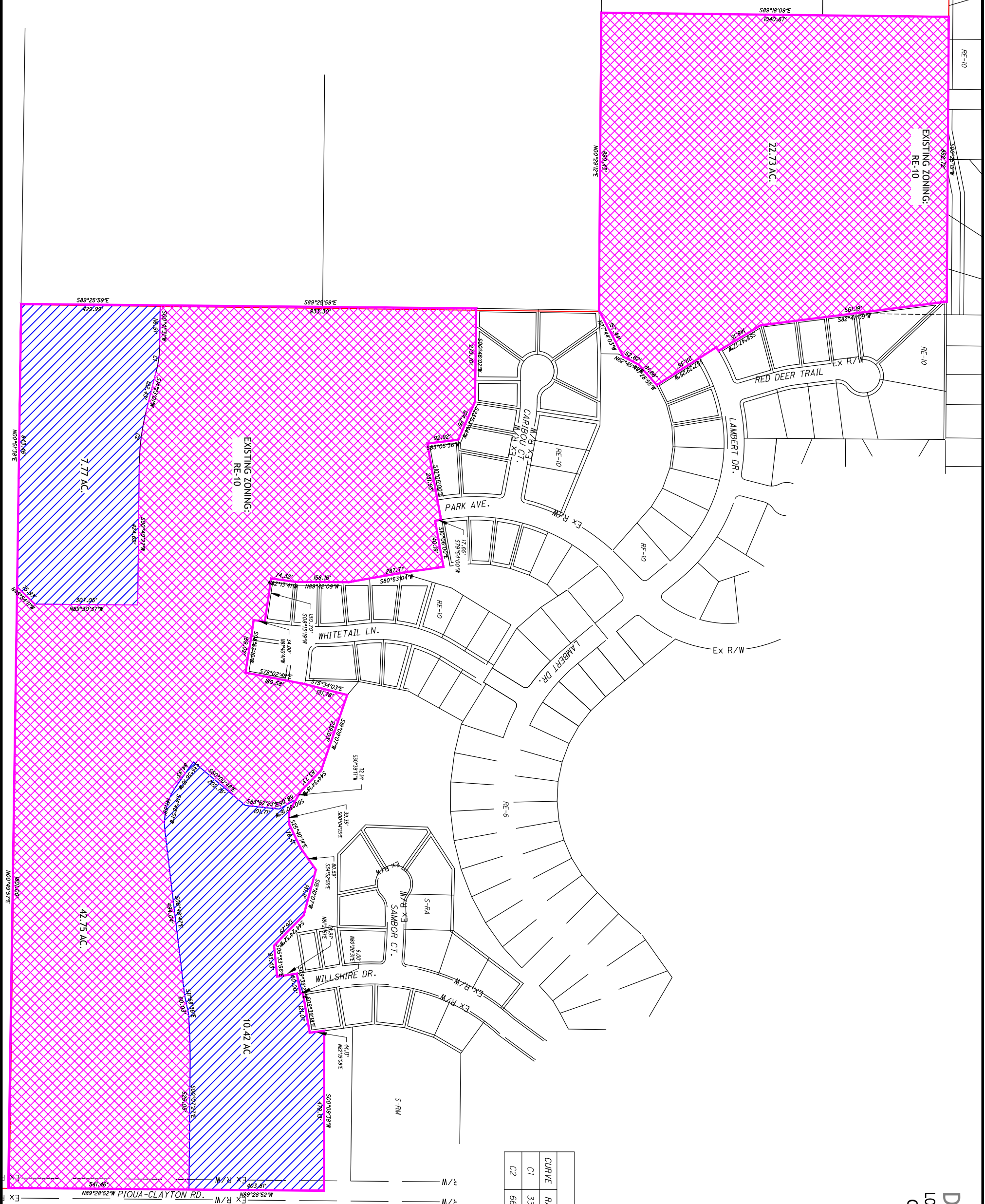
ENGINEER: CHOICE ONE ENGINEERING, INC., 6955 CLENDALE WILFORD ROAD, SUITE 100, OHIO 45424
PHONE: 513-535-2824
FAX: 513-535-2824

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
OVERALL LAYOUT

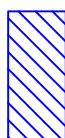
FILE NAME	MIPIQ2403
OVERALL	OVERALL
CHECKED BY	MNS
DATE	9-16-2024
SHEET NUMBER	1 OF 6

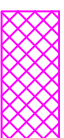
SIDNEY, OHIO 937.497.0200
 LOVELAND, OHIO 513.239.8554
 www.CHOICEONEENGINEERING.com


ChoiceOne
 Engineering



PROPOSED ZONING LEGEND

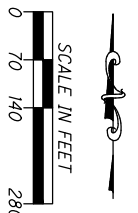
 S-RM

 RE-10

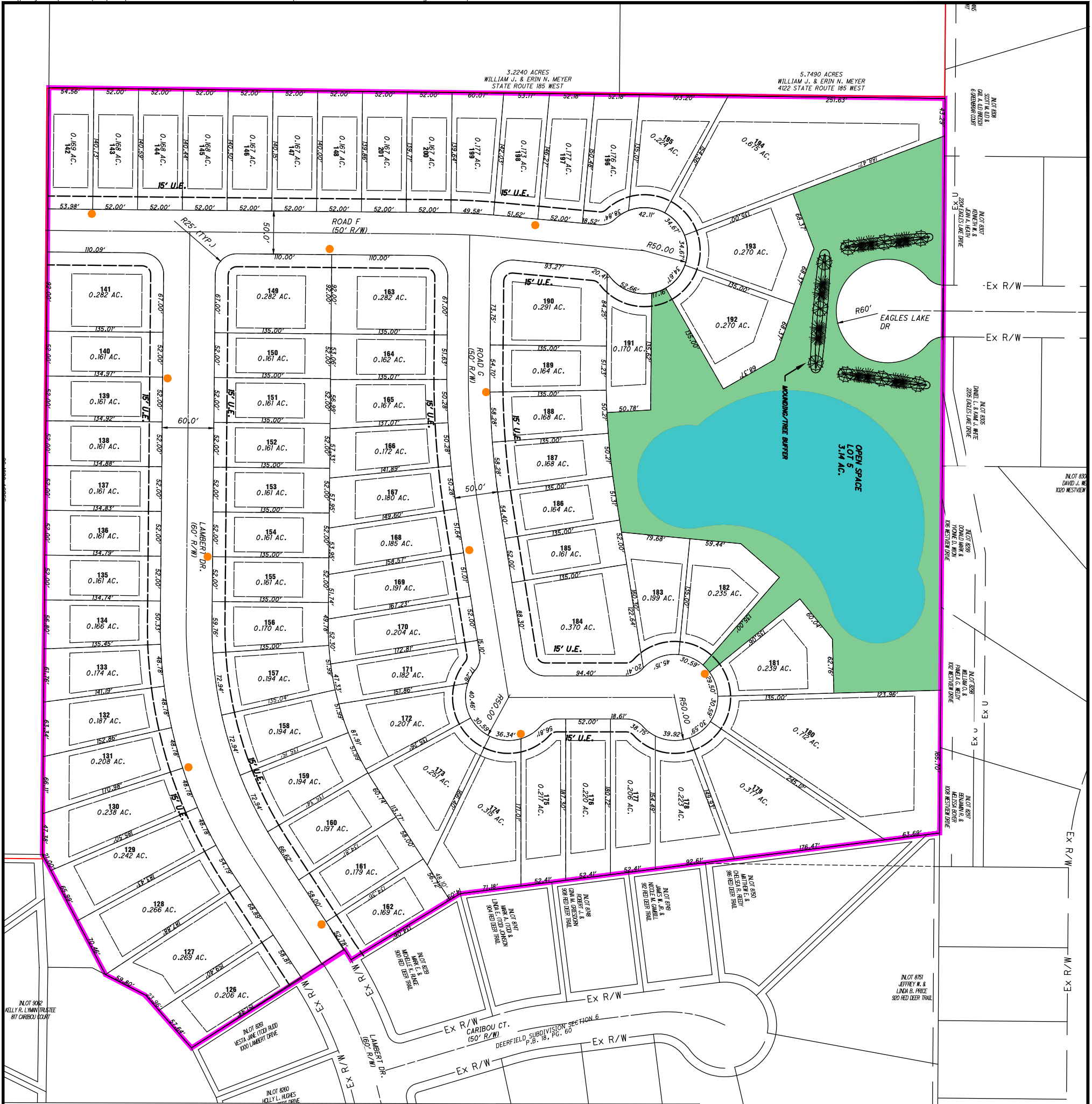
 RE-6

CURVE TABLE

CURVE	RADIUS	LENGTH	DEL TA	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

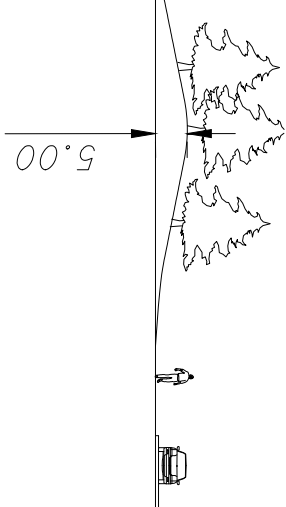


PRELIMINARY PLAT FOR DEERFIELD SUBDIVISION
 LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
 CITY OF PIQUA, MIAMI COUNTY, OHIO

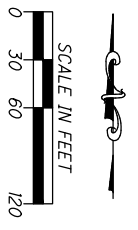


**PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION**
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

MOUNDING EXHIBIT



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



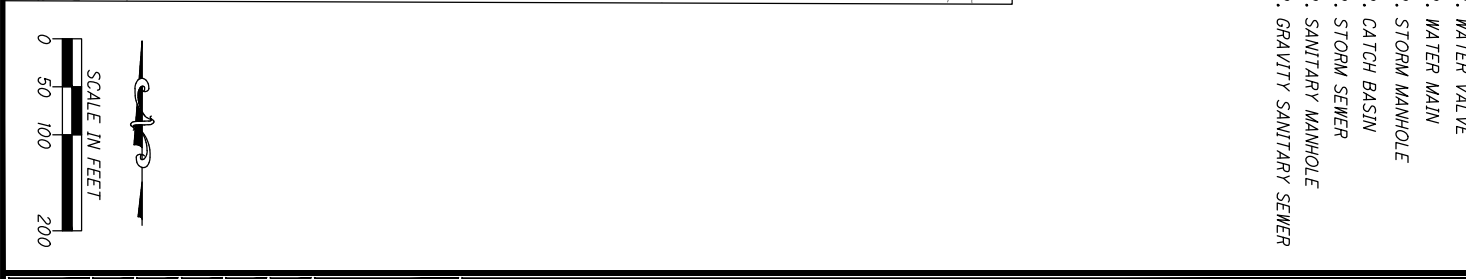
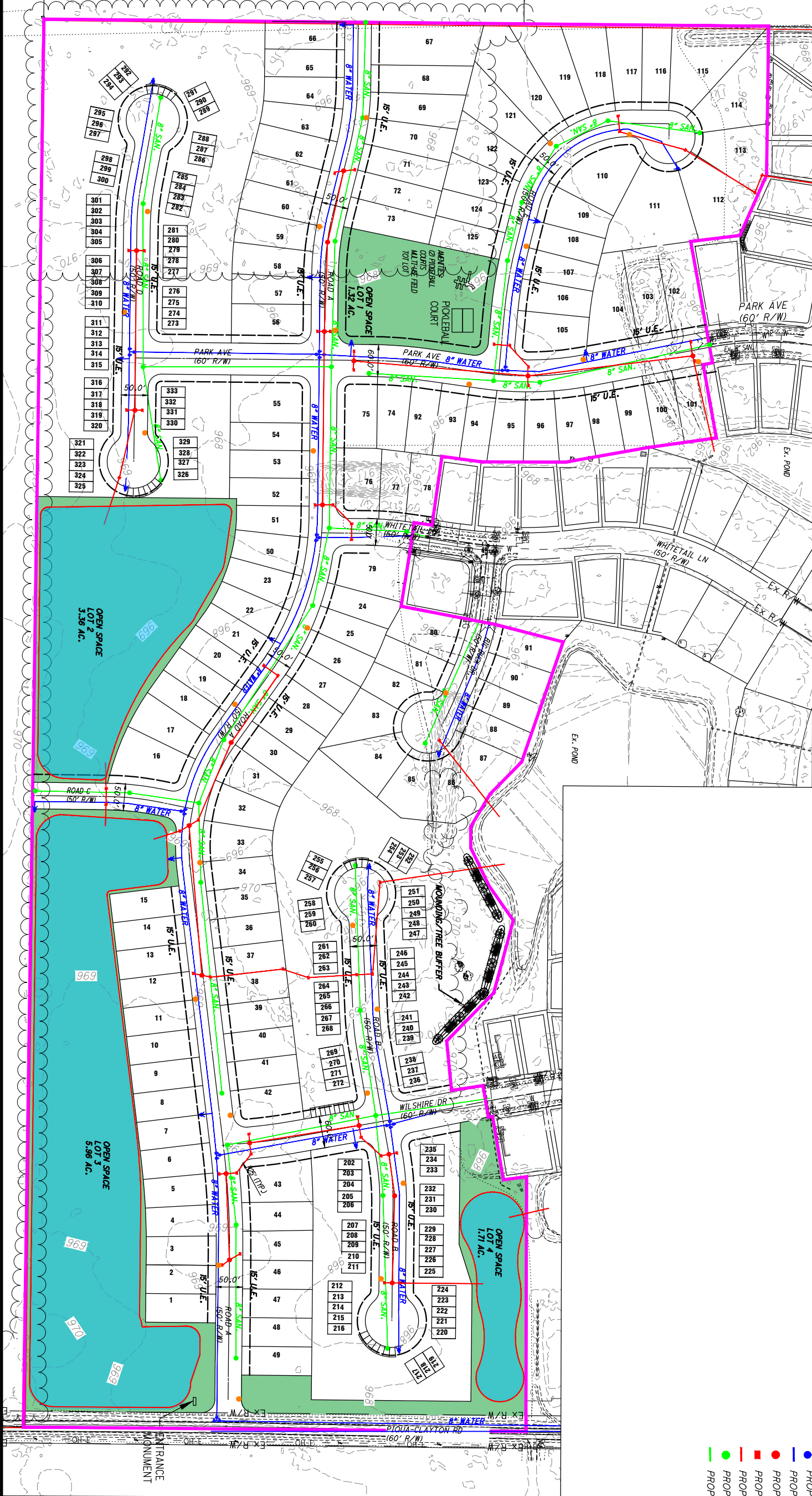
FILE NAME LAYOUT	DRAWN BY KMM	CHECKED BY MNS	PROJECT NO. MIAPIQ2403	DATE 9-16-2024	SHEET NUMBER 4 OF 6
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REVISIONS:

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

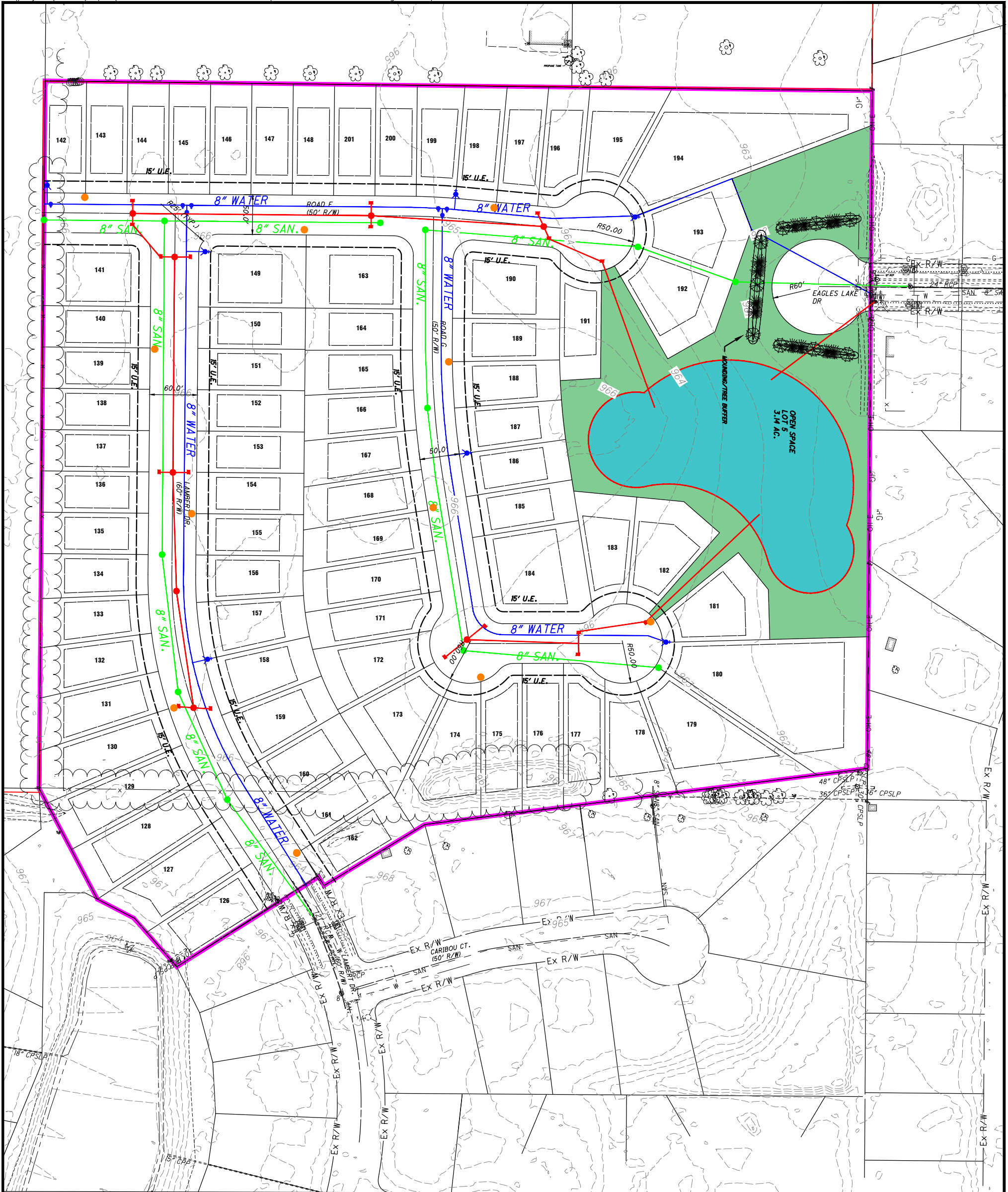
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com





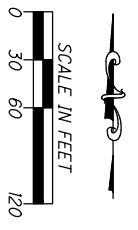
**PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION**
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

<p>REVISIONS:</p>		<p>DEERFIELD PRELIMINARY PLAT CITY OF PIQUA STREET AND UTILITY PLAN</p>		<p>SIDNEY, OHIO 937.497.0200 LOVELAND, OHIO 513.239.8554</p> <p>www.CHOICEONEENGINEERING.com</p>			
FILE NAME	UTILITY	CHECKED BY	MNS	DATE	9-16-2024	SHEET NUMBER	5 OF 6
DRAWN BY	KMM						



**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

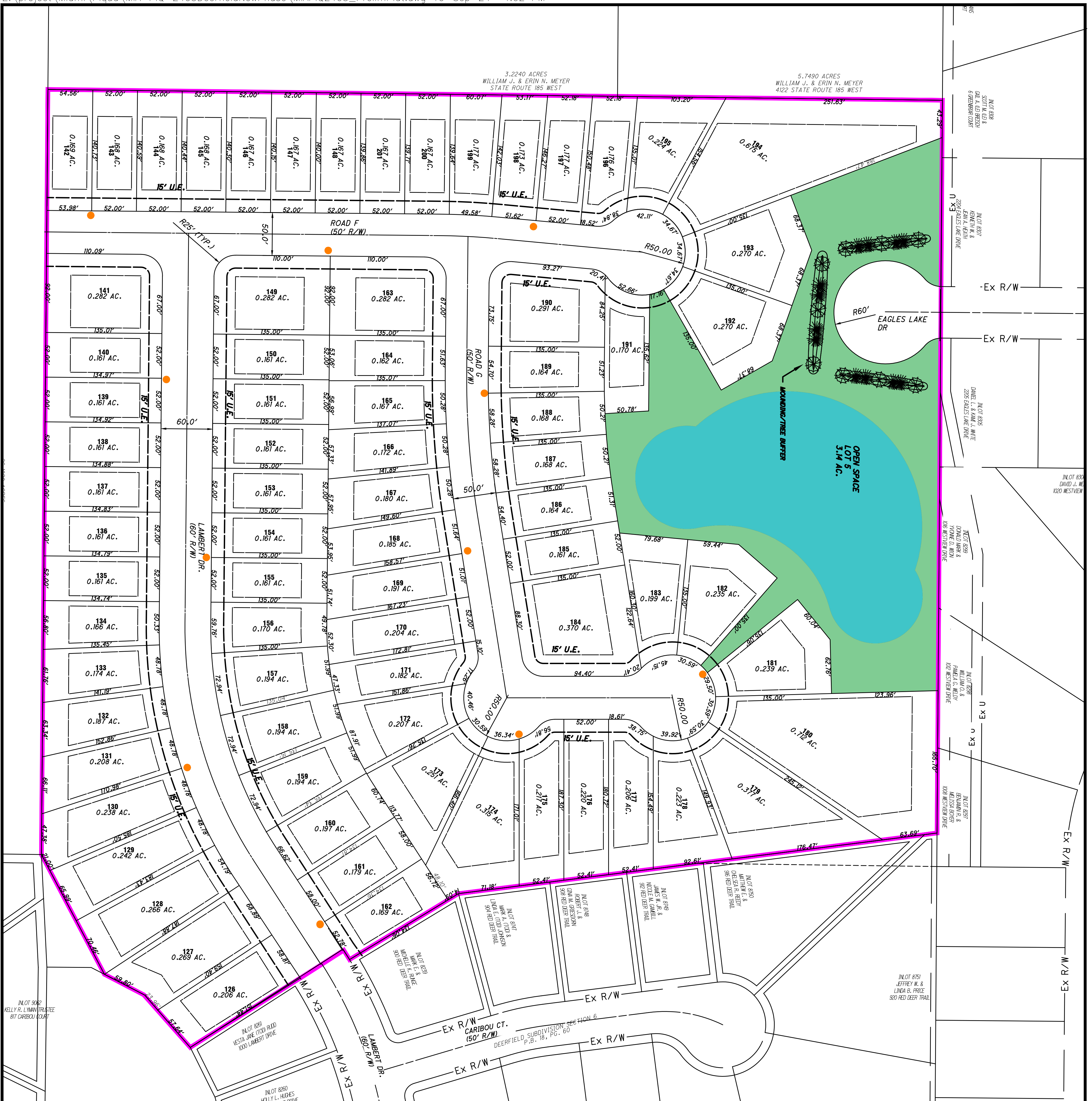


REVISIONS:		FILE NAME	UTILTY	DRAWN BY	CHECKED BY	DATE

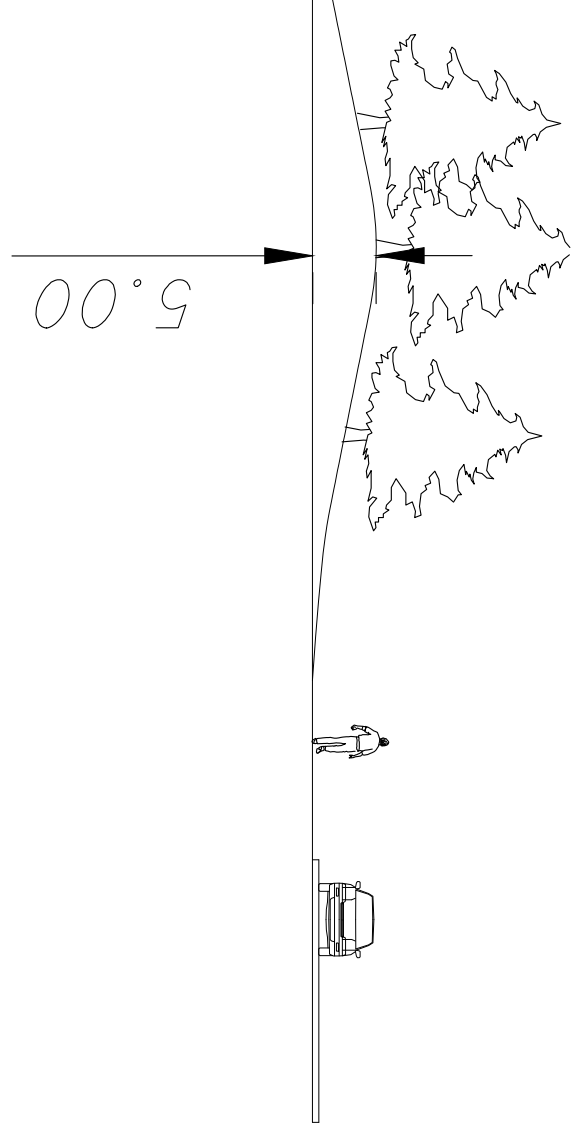
**DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN-NORTHEAST SIDE**

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
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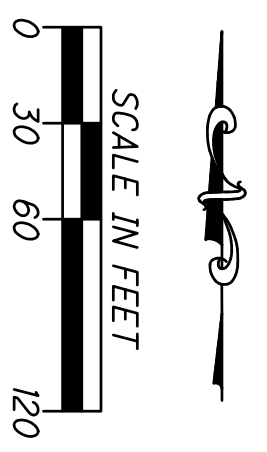




MOUNDING EXHIBIT



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



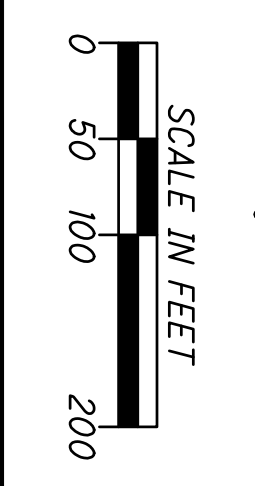
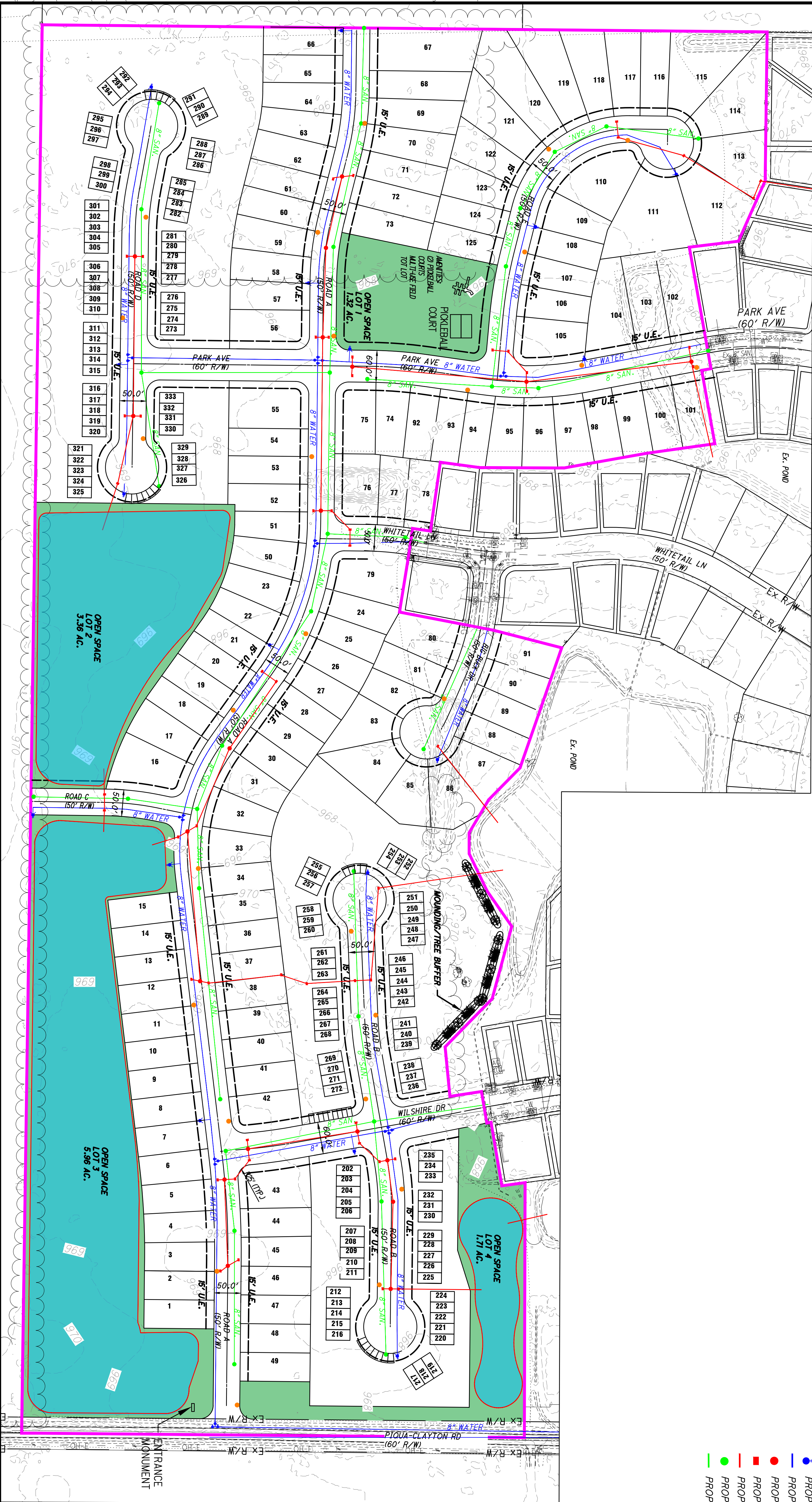
**PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION**
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

FILE NAME	LA-010
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**

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SCALE IN FEET



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

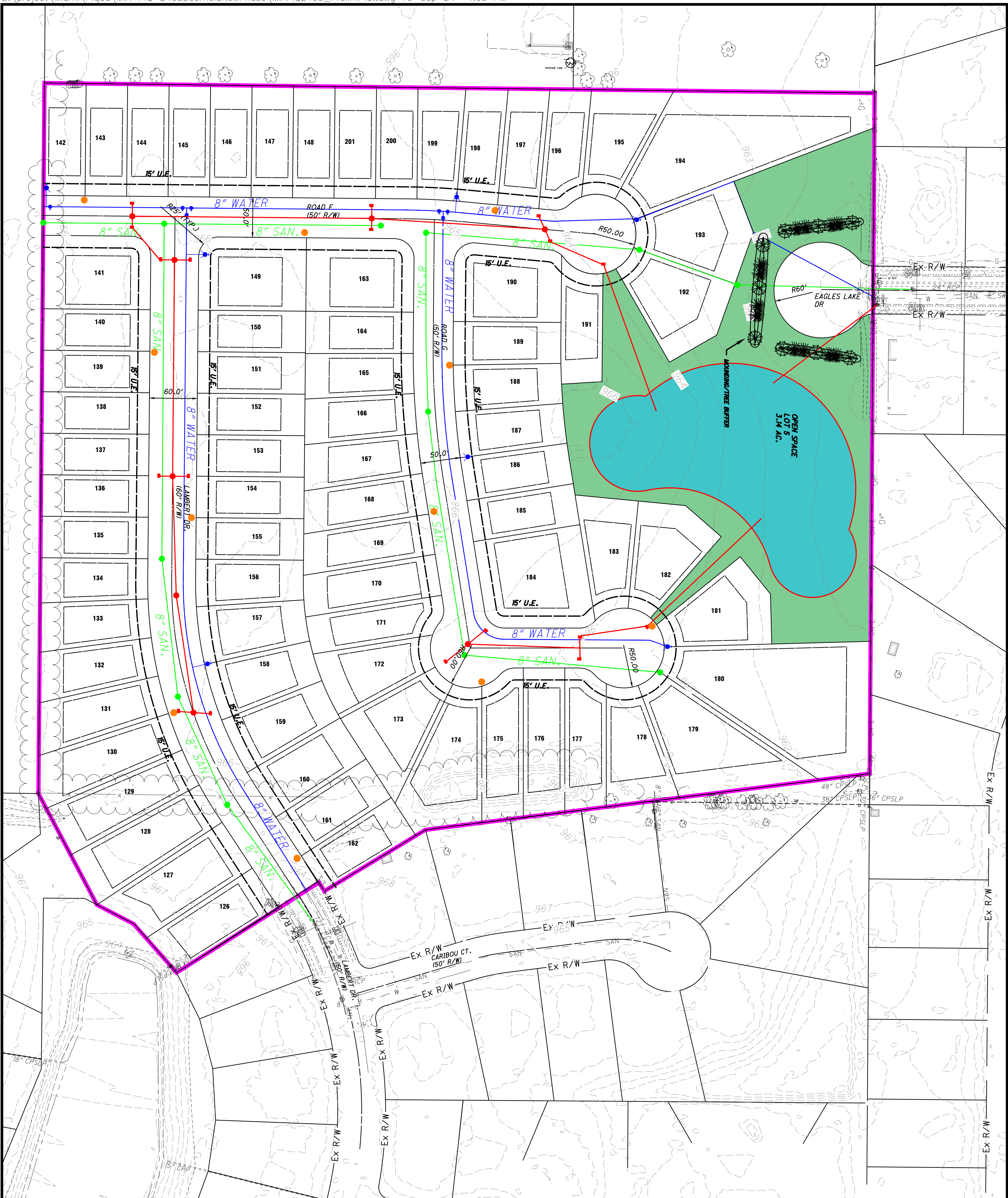
**PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION**
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

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

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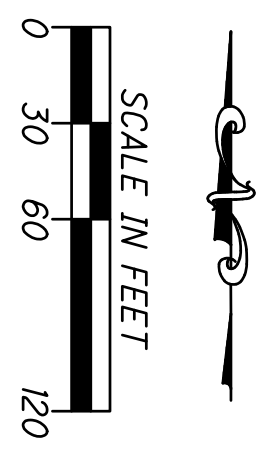


REVISIONS:	
FILE NAME	UTILITY
DRAWN BY	KMM
CHECKED BY	MNS
PROJECT NO.	MIAP1Q2403
DATE	9-20-2024
SHEET NUMBER	5 OF 6



**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
CITY OF PIQUA
STREET AND UTILITY PLAN-NORTHEAST SIDE**

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 LOVELAND, OHIO 513.239.8554
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FILE NAME	UTILITY
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CHECKED BY	MNS
PROJECT NO.	MIPIQ2403
DATE	9-20-2024
SHEET NUMBER	6 OF 6

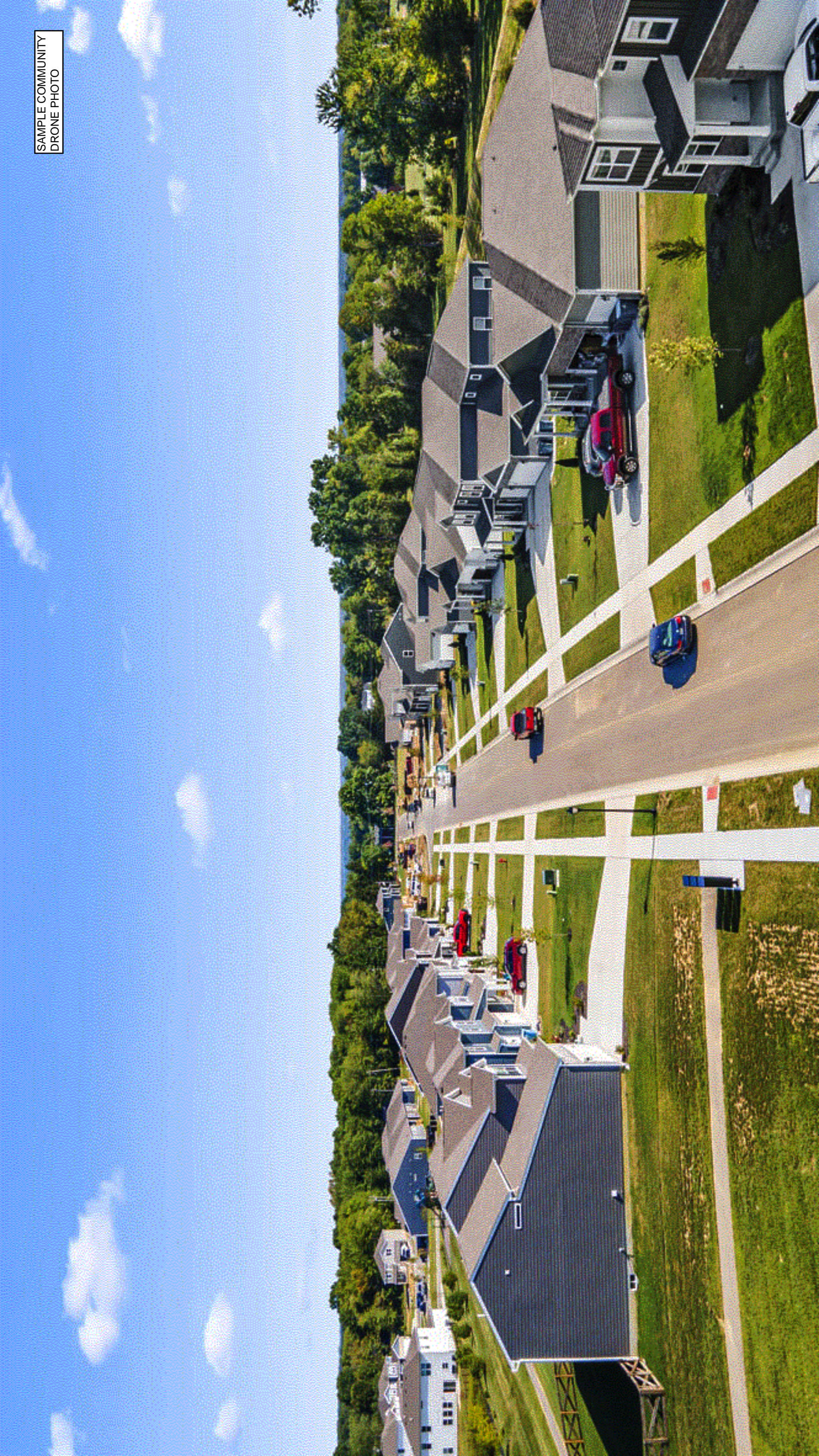
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**SINGLE-FAMILY
RENDERING**



**SINGLE-FAMILY
RENDERING**



**SINGLE-FAMILY
RENDERING**



**SINGLE-FAMILY
RENDERING**



TOWNHOME
RENDERING



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	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