

## Development Department

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

October 28, 2022

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

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Please be advised that the Planning Commission meeting will be conducted on **Tuesday, November 8, 2022 at 6:00 PM** both in person at 201 W. Water St. in the Commission Chambers.

Residents and others with interest in the agenda topics may also submit public comment on an item until noon on the day of the meeting by emailing Bethany Harp at [bharp@piquaoh.gov](mailto:bharp@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 at <https://piquaoh.org/250/Planning-Commission>

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

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

Kyrsten French  
City Planner

**PLANNING COMMISSION AGENDA  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, NOVEMBER 8, 2022  
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 11, 2022

**OLD BUSINESS**

**NEW BUSINESS**

1. RESOLUTION PC 38-22  
A resolution requesting a Certificate of Appropriateness for new windows at 411 N. Main Street
2. RESOLUTION PC 39-22  
A resolution to recommend approval for a replat of parcels N44-073860, N44-073755, N44-073770, N44-073780, N44-073790, N44-073800, and N44-073850 into three new parcels, located along N County Rd 25A, with roadway dedication
3. RESOLUTION PC 40-22  
A resolution to recommend approval for a replat of parcels N44-072866 and N44-072868, located north of Recker Road, with roadway dedication
4. RESOLUTION PC 41-22  
A resolution requesting a zoning designation of R1AA upon annexation of parcels J27-055062 and J27-031600
5. RESOLUTION PC 42-22  
A resolution to recommend approval to the City Commission of an R-PUD zoning designation and associated concept plan, "The Cottages of Piqua," located on a 3 acre lot along Nicklin Avenue, parcel N44-250230

**OTHER BUSINESS/ADJOURNMENT**

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, OCTOBER 11, 2022  
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: Eddie Harvey, Joe Wilson , Gary Koenig, Shannon Brandon

Members Absent (excused): Brad Bubp

**MEETING MINUTES**

The minutes of September 13, 2022, Planning Commission Meeting were approved by voice vote.

**NEW BUSINESS**

**Resolution PC 35-22**

A resolution requesting a Certificate of Appropriateness for signage at 317 N. Main Street Kyrsten French, City Planner, provided a staff report. She noted that Quint Creative, representing Awakenings Christian Fellowship, has requested a Certificate of Appropriateness for facade paint color changes, a new awning, and new signage at 317 N. Main Street.

The applicant proposed a new black awning, re-painting the facade a slate brown with gray trim, and placement of a wood-look sign above the awning. The highlighting of trim is a positive design choice to give some color contrast. Staff is supportive of the request, and encouraged the building owner and applicant work together to go even further to activate the storefront. The Planning Commission commented and two members, Ms. Brandon and Mr. Wilson noted that from their view of the rendering of the sign, it might be hard to read the sign. Ms. Brandon suggested using a darker color around the border of the sign to help it become more visible against the background. Ms. French agreed to pass the suggestion along to the applicant.

The applicant did not attend to provide any additional information, and no one else came forward to speak on the item.

Shannon made a motion to approve Resolution PC 35-22 and Eddie Harvey seconded the motion. Resolution PC 35-22 was approved by a 4-0 roll call vote.

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, OCTOBER 11, 2022  
COMMISSION CHAMBERS – 201 W. WATER STREET

**Resolution PC 36-22**

A resolution requesting a Certificate of Appropriateness for signage at 113 E. High Street

The applicant, Quint Creative, applied to install an internally lit channel letter sign at 113. E High Street along the Main Street frontage, and an externally lit sign along the High Street frontage. The Planning Commission agreed that the signs presented a high level of design quality were appropriate for the building.

The applicant was not present, and no one else came forward to speak on the item.

Shannon Brandon made a motion to approve Resolution PC 36-22 and Joe Wilson seconded the motion. Resolution PC 36-22 was approved by a 4-0 roll call vote.

**Resolution PC 37-22**

A resolution requesting a Certificate of Appropriateness for paint colors and removal of an awning at 319 N. Main Street. The applicant, Melissa Harmon, wished to explore removal of the awning at the former Second Story Gallery location as she prepares to open her own storefront. The awning is hiding a glass-etched bat on the window. She would like to painting the façade a dark gray, and trim lightly with gold.

The Planning Commission asked questions about the details of awning removal, and Ms. Harmon provided clarification on how the work would be completed to a finished appearance.

No one else came forward to speak on the item.

Joe Wilson made a motion to approve Resolution PC 37-22 and Eddie Harvey seconded the motion. Resolution PC 37-22 was approved by a 4-0 roll call vote.

**OTHER BUSINESS**

Code Piqua Draft – Ms. French noted that the new zoning code draft would be posted in the coming week. The Planning Commission requested a report of any major changes to the draft.

Procedures/Opening Remarks Discussion – The Planning Commission adopted the procedure to add a swearing in at the beginning of each meeting.

**ADJOURNMENT**

With no other questions, comments, or business before the Planning Commission, a motion was made by Joe Wilson and seconded by Shannon Brandon to adjourn the

PLANNING COMMISSION MINUTES  
CITY OF PIQUA, OHIO  
6:00 P.M. – TUESDAY, OCTOBER 11, 2022  
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meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:25 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Kyrsten French, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. French at [kfrench@piquaoh.gov](mailto:kfrench@piquaoh.gov)

**RESOLUTION No. PC 38-22**

WHEREAS, Melanie Walker, owner, has submitted a request for a Certificate of Appropriateness for new upper story windows at 411 N. Main St. in the Downtown Historic District; and,

WHEREAS, the City of Piqua Code of Ordinances Section 152.05 provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

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

- Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
- Achieves the high design quality sought within the Downtown Historic District.
- Is compatible with the general economic development policies of the city.
- Will not threaten the general health, safety, and welfare of the public or properties affected.
- 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, 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
Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Bulp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# STAFF REPORT



## STAFF CONSIDERATIONS

PC 38-22

Melanie Walker has requested a Certificate of Appropriateness for replacement of the upper story windows of 411 N Main Street. The applicant would like to make a renovated upstairs apartment, and the existing windows are beyond simple repair. Ms. Walker requested approval for replacement of the windows with a vinyl alternative, and initial assessment has been that if the new windows are clad with wood to match the existing window size and function, this would be appropriate for the building.



will be removed

stampy's  
TATTOO STUDIO

# TJ Contractors LLC

5890 Tomberg Street, Dayton, OH 45424  
(937) 321-4142



Make all checks payable to  
TJ Contractors LLC

## INVOICE BID # 22TJ-10

Date: October 4, 2022

### Bill To

SEA VENTURES LLC  
431 NORTH MAIN  
PIQUA, OH 45356

### For

**JOB NAME: MELANIE**  
CUSTOMER #3100013566

Item Description	Amount
Oversized, double hung, vinyl, gridded commercial window installation ( <i>3 FRONT STREET, 2 BACK ALLEY</i> )	\$ 3,000.00
Carpentry woodwork materials, debris removal and disposal fee	\$ 750.00
Service Charge	\$ 99.00

All materials and debris removal is provided by TJ Contractors LLC. Balance is due upon completion and approval. 10% value of total cost is acknowledged from both parties as an open end agreement for unforeseen issues if required. Any major electrical additions is not included in this bid. Customer acknowledges that all painting is provided and performed by customer.

Total Bid  
Required Down Payment  
Other Costs (Per 10%)  
**Balance Due**

\$	3,849.00
\$	2,000.00
	<i>Per Contract</i>
\$	1,849.00

Payments required as follows:

Party 1	Date
TJ Contractors LLC <i>Victoria Johnson</i>	Date 10/4/2022

*\*Customer must pay the entirety/balance of their bill upon completion, unless customer has an agreed payment plan with contractor.(i.e. attachment)*

If you have any questions concerning this invoice bid, use the following contact information:  
Timothy Johnson, (937) 321-4142, ttimjohnson307@gmail.com  
Thank you for your business!

**RESOLUTION No. PC 39-22**

WHEREAS, the Scarbrough Family Limited Partnership has submitted a request for approval of a replat of parcels N44-073860, N44-073755, N44-073770, N44-073780, N44-073790, N44-073800, and N44-073850 into three new parcels, located along N. County Rd 25A, with roadway dedication; and,

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

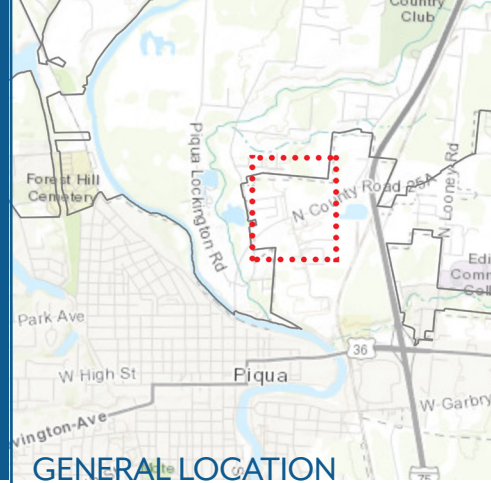
WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed Final Plat:

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



GENERAL LOCATION

# STAFF REPORT

## REQUEST

Scarborough Family Limited Partnership has requested approval of a final plat that will combine commonly owned parcels into two lots, create a condition on the western driveway of 8708 N County Rd 25A, include an access easement to a .409 acre lot to be created, and dedicate a total of .43 acres within the existing roadway easement to the City.

## STAFF CONSIDERATIONS

The acreage of the site is currently very fragmented and a replat to straighten out nonstandard lots and conditions is welcome to bring the site into compliance with the subdivision and zoning codes.

The City has a policy of requiring that acreage held under a right-of-way easement be dedicated fully rather than remain part of the acreage of the parcel, which eases administrative burden and aids with interpretation for all parties, makes grant funding for roadway improvements easier to secure, and removes the tax burden from the property owner from that portion of land that is not able to be used privately.

The replat will help make the 15 acre tract, to be accessed from N County Rd 25A, more marketable toward an end user and prepare the lot for sale.

Anticipating that a driveway would be constructed in the future on the western connection to 25A, 8708's western driveway, currently a gravel drive used for the lessee First Choice Paint & Body but owned by the Scarborough Family Limited Partnership, must be connected to that driveway rather than to N County Rd 25A. The driveway apron would be reconstructed into a smooth curb and the sidewalk made even.

The applicant will also create a new lot interior to the block, located behind the First Choice Paint and Autobody Facility. This lot serves to create some flexibility to the seller, able to be retained or sold to a new owner as needed. A private access easement will be retained to this parcel.

Staff recommends approval of the request.

## PC MEETING DATE

11-08-22

## RESOLUTION

PC 39-22

## SITE ADDRESS

-

## PARCEL ID

N44-073860, N44-073755,  
N44-073770, N44-073780,  
N44-073790, N44-073800,  
N44-073850

## ZONING

I2 - Heavy Industrial  
B - General Business

## SURROUNDING ZONING

I2 - Heavy Industrial  
B - General Business  
I1 - Light Industrial

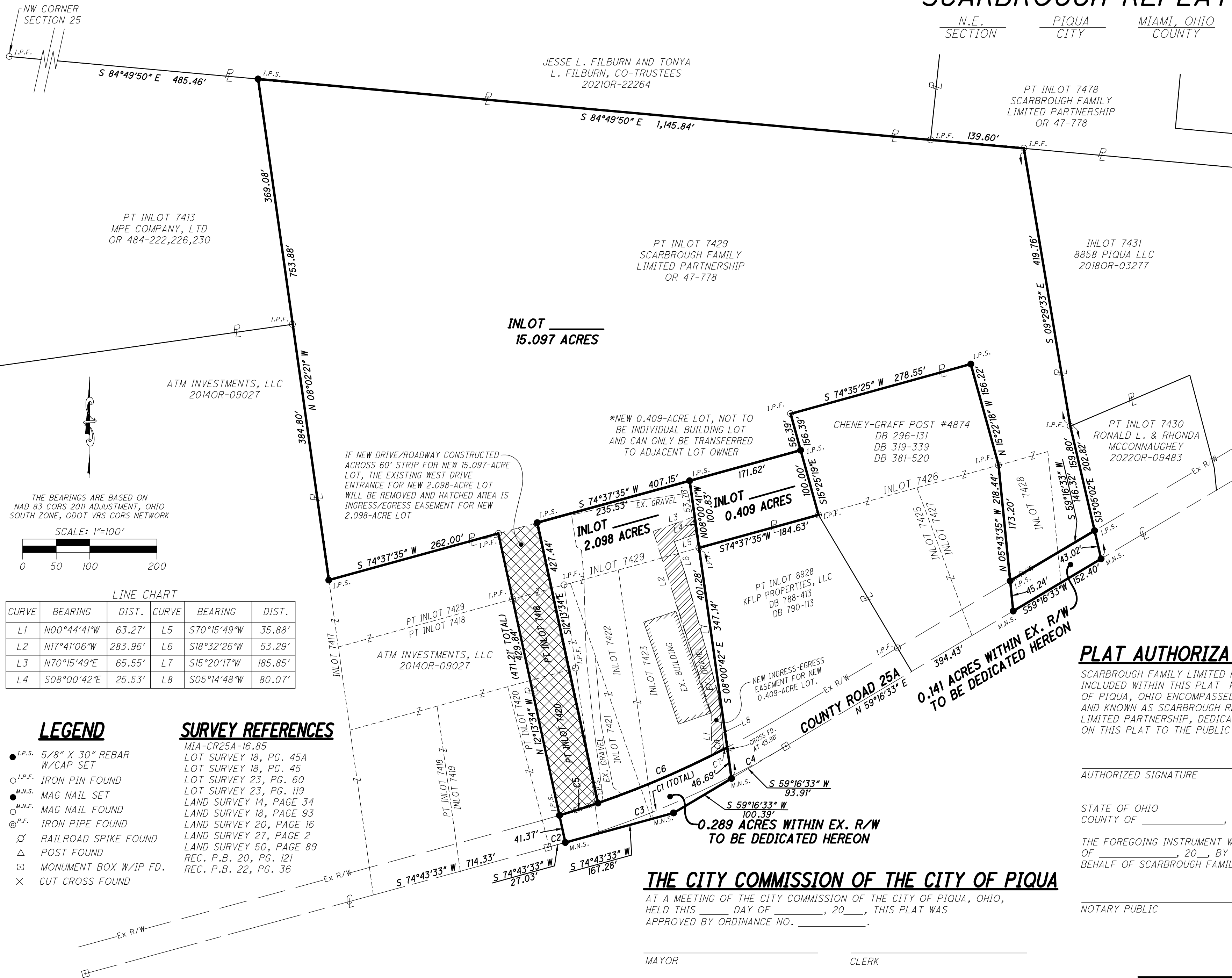
## PREPARED BY

Kyrsten French,  
City Planner

# SCARBROUGH REPLAT

N.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

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

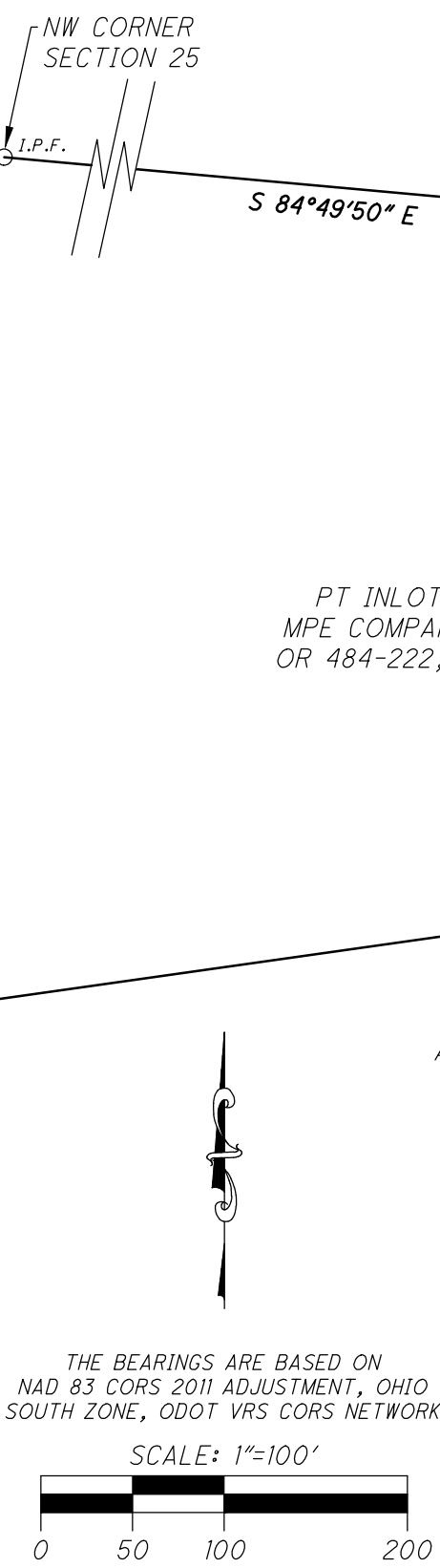


FEE \$ \_\_\_\_\_  
MIAMI COUNTY RECORDER BY DEPUTY RECORDER  
MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_\_\_.  
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD	
				LENGTH	BEARING
C1	1432.40'	15°27'00"	386.25'	385.08'	S67°00'03"W
C2	1432.40'	01°04'54"	27.04'	27.04'	S74°11'06"W
C3	1432.40'	10°39'35"	266.49'	266.11'	S68°18'52"W
C4	1432.40'	03°42'31"	92.72'	92.70'	S61°07'49"W
C5	1391.40'	02°28'56"	60.28'	60.28'	S72°16'52"W
C6	1391.40'	08°38'17"	209.77'	209.57'	S66°43'16"W
C7	1391.40'	00°14'33"	5.89'	5.89'	S62°31'24"W
C8	1391.40'	00°49'25"	20.00'	20.00'	S63°03'23"W

LOT BREAKDOWN		LOT BREAKDOWN	
OLD LOT NUMBER	ACRES	OLD LOT NUMBER	ACRES
7418	0.171	7418	0.042
7420	0.278	7420	0.016
7421	0.004	7421	0.301
7428	0.279	7422	0.319
7429	14.365	7423	0.888
TOTAL	15.097	7429	0.532
		TOTAL	2.098



LINE CHART

CURVE	BEARING	DIST.	CURVE	BEARING	DIST.
L1	N00°44'41"W	63.27'	L5	S70°15'49"W	35.88'
L2	N17°41'06"W	283.96'	L6	S18°32'26"W	53.29'
L3	N70°15'49"E	65.55'	L7	S15°20'17"W	185.85'
L4	S08°00'42"E	25.53'	L8	S05°14'48"W	80.07'

- LEGEND**
- I.P.S. 5/8" X 30" REBAR W/CAP SET
  - I.P.F. IRON PIN FOUND
  - M.N.S. MAG NAIL SET
  - M.N.F. MAG NAIL FOUND
  - ⊙ P.F. IRON PIPE FOUND
  - ⊗ RAILROAD SPIKE FOUND
  - △ POST FOUND
  - ⊠ MONUMENT BOX W/IP FD.
  - × CUT CROSS FOUND

- SURVEY REFERENCES**
- MIA-CR25A-16.85
  - LOT SURVEY 18, PG. 45A
  - LOT SURVEY 18, PG. 45
  - LOT SURVEY 23, PG. 60
  - LOT SURVEY 23, PG. 119
  - LAND SURVEY 14, PAGE 34
  - LAND SURVEY 18, PAGE 93
  - LAND SURVEY 20, PAGE 16
  - LAND SURVEY 27, PAGE 2
  - LAND SURVEY 50, PAGE 89
  - REC. P.B. 20, PG. 121
  - REC. P.B. 22, PG. 36

## 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 SCARBROUGH REPLAT. FURTHERMORE, SCARBROUGH FAMILY LIMITED PARTNERSHIP, DEDICATES THE STREETS AND EASEMENTS 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 \_\_\_\_\_

## 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

**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.

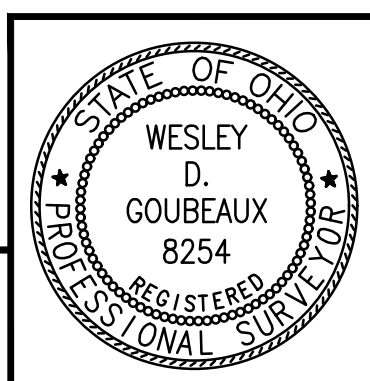
\_\_\_\_\_  
PRESIDENT  
\_\_\_\_\_  
SECRETARY

**CITY OF PIQUA APPROVAL**  
THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

BEING A REPLAT OF INLOTS 7418, 7420, 7421, 7422, 7423, 7428, 7429 AND BEING OWNED BY THE SCARBROUGH FAMILY LIMITED PARTNERSHIP IN OFFICIAL RECORD 47, PAGE 778.

WESLEY D. GOUBEUX, P.S. #8254 \_\_\_\_\_ DATE \_\_\_\_\_



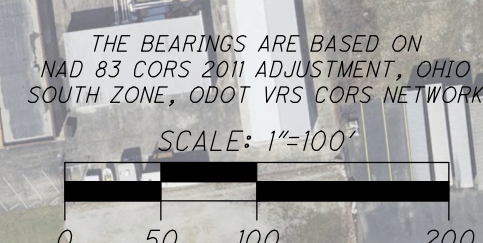
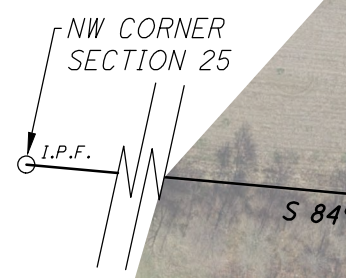
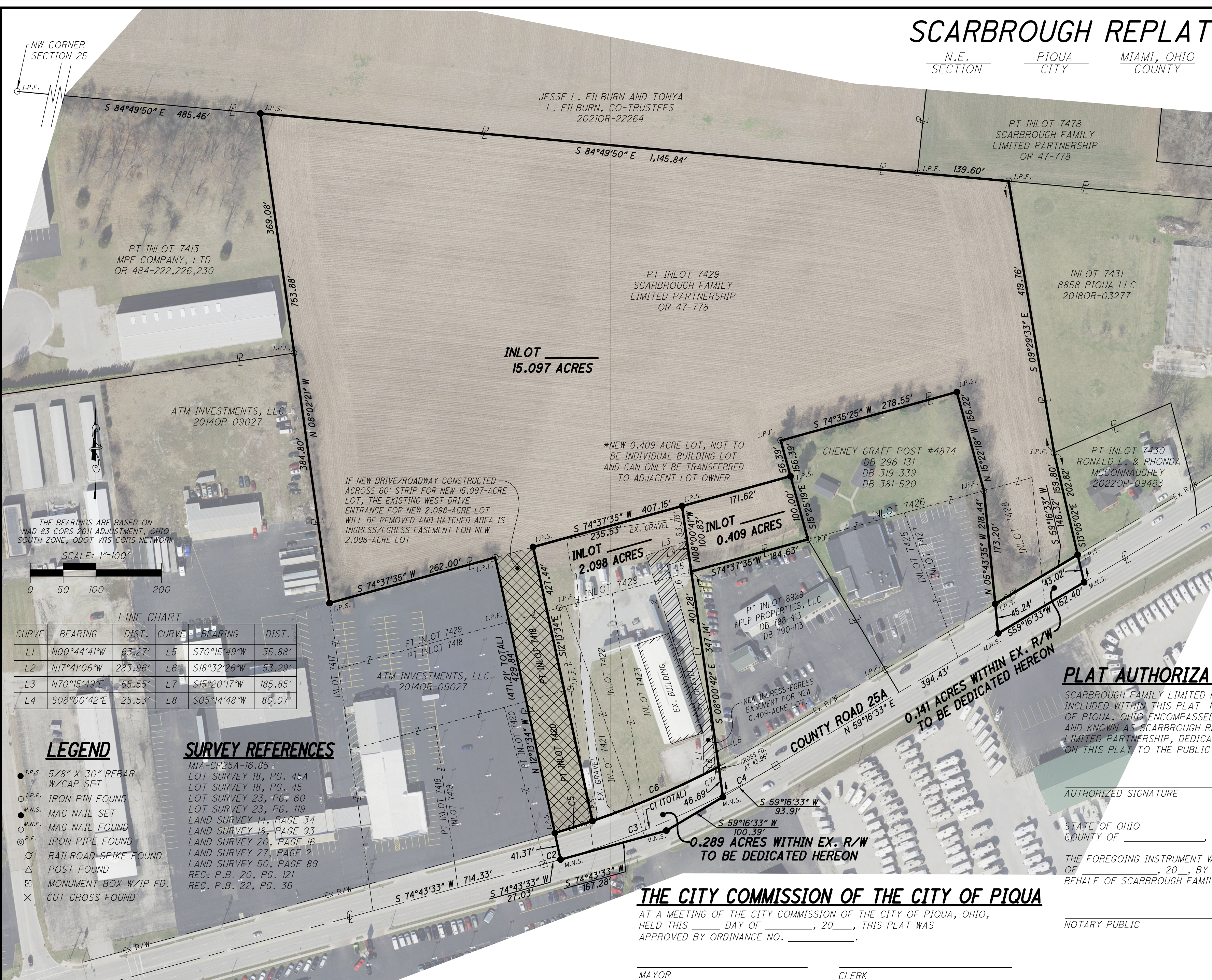
PREPARED BY:  
**ChoiceOne Engineering**  
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554  
www.CHOICEONEENGINEERING.com

DATE: 09-27-2022  
DRAWN BY: WDG  
JOB NUMBER: MIAPIQ2213  
SHEET NUMBER: 1 OF 1

# SCARBROUGH REPLAT

N.E. SECTION PIQUA CITY MIAMI, OHIO COUNTY

VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
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FEE \$ \_\_\_\_\_

MIAMI COUNTY RECORDER \_\_\_\_\_ BY DEPUTY RECORDER \_\_\_\_\_

MIAMI COUNTY AUDITOR \_\_\_\_\_ APPROVED AND TRANSFERRED \_\_\_\_\_, 20\_\_.

MIAMI COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY AUDITOR \_\_\_\_\_

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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 \_\_\_\_\_

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\_\_\_\_\_  
MAYOR  
\_\_\_\_\_  
CLERK

## CITY OF PIQUA PLANNING COMMISSION

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PRESIDENT  
\_\_\_\_\_  
SECRETARY

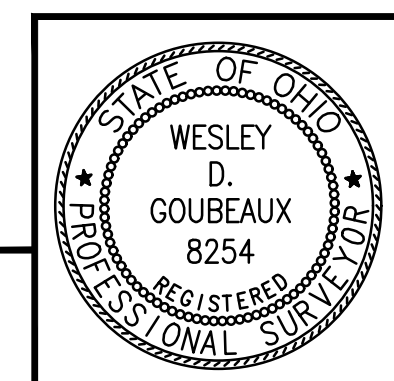
## CITY OF PIQUA APPROVAL

THIS REPLAT WAS REVIEWED AND APPROVED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
KYRSTEN FRENCH  
CITY OF PIQUA PLANNER

BEING A REPLAT OF INLOTS 7418, 7420, 7421, 7422, 7423, 7428, 7429 AND BEING OWNED BY THE SCARBROUGH FAMILY LIMITED PARTNERSHIP IN OFFICIAL RECORD 47, PAGE 778.

\_\_\_\_\_  
WESLEY D. GOUBEUX, P.S. #8254  
\_\_\_\_\_  
DATE



PREPARED BY:

**ChoiceOne**  
Engineering

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

DATE: 09-27-2022  
DRAWN BY: WDG  
JOB NUMBER: MIAPIQ2213  
SHEET NUMBER: 1 OF 1


**REPLAT FEE SCHEDULE**

Review Type	Fee
<b>Annexation Plat</b>	\$0
<b>Minor Subdivision</b> <i>Lot Split/Replat of 2 lots</i> <i>Preliminary Plat</i> <i>Final Plat</i> <i>Construction Document Review</i>	\$100
<b>Major Subdivision</b> <i>Lot Split/Replat of more than 2 lots, or any plat that involves dedication or vacation of public easements or ROW</i>  <i>Preliminary Plat</i> <i>Final Plat</i> <i>Construction Document Review</i>	\$150

<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> Primary Contact	<input checked="" type="checkbox"/> Billing Contact
Company Name: Scarbrough Family Limited Partnership		
Contact Person First Last Name: Jake Scarbrough		
Mailing Address: 1304 Tamarack Ave, Boulder, CO 80304		
Phone Number: 512 415 8175	Email: jake.scarbrough@gmail.com	
<b>OWNER INFORMATION</b>		
First Last Name: Scarbrough Family Limited Partnership		
Mailing Address: 1304 Tamarack Ave, Boulder, CO 80304		
Phone Number: 512 415 8165	Email: jake.scarbrough@gmail.com	

<b>PROPERTY LOCATION</b>	
Street Address: 8708 N County Rd 25A	Zoning District: B - GENERAL BUSINESS DISTRICT
Parcel ID Number(s): Multiple, please see list below	Multiple, please see list below

<b>DESCRIPTION OF REQUEST</b>
Replat parcels N44-073800, N44-073860, N44-073850, N44-073790, N44-073780, N44-073770, and N44-0733755 into two parcels.

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
JAKE SCARBROUGH	10/11/22
Applicant Name	Date
	GENERAL MANAGER
Applicant Signature	Title

**RESOLUTION No. PC 40-22**

WHEREAS, OPA Real Estate, LLC, has submitted a request for approval of a replat of parcels N44-072866 and N44-072868, located north of Recker Road, with roadway 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:

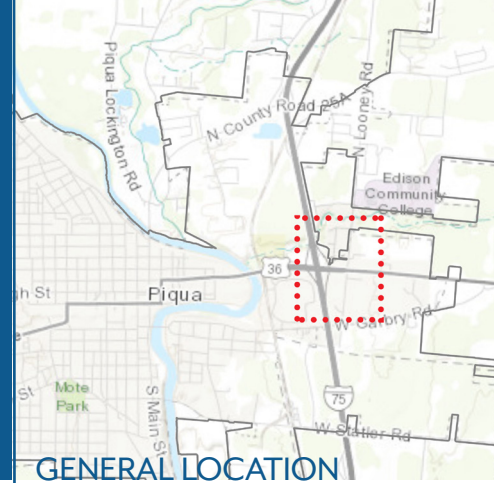
- Will conform with the stated intent of the Complete Streets Policy.
- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, codes and regulations 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"/>
Ms. Shannon Brandon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# STAFF REPORT



## REQUEST

Ohio Patient Access, LLC, has requested approval of a replat with roadway dedication for parcels N44-072866 and N44-072868, to be combined into one lot.

## STAFF CONSIDERATIONS

The owner of the parcel seeks to build a medical marijuana dispensary, and would like to combine two parcels into one to create one building site. A replat has been prepared that would also dedicate .3 acres, most of which is currently under a right-of-way easement, to the City. The applicant has worked with the City to create a site layout that is somewhat more condensed to allow for a straighter right-of-way line and wider clear zone away from E. Ash Street.

The Planning Commission previously reviewed and approved this site plan's drive-thru layout as it was presented at the September 13th Planning Commission meeting, and this item represents one more step in the development process. Staff recommends approval of the request, and the item would move to the City Commission for final approval of the plat.



## PC MEETING DATE

11-08-22

## RESOLUTION

PC 40-22

## SITE ADDRESS

1208 Recker Road

## PARCEL ID

N44-072866 and N44-072868

## ZONING

B-General Business

## SURROUNDING ZONING

B-General Business

## PREPARED BY

Kyrsten French,  
City Planner

**Consolidation Plat & Dedication**  
**Lots 6924 & 6925**  
 Springcreek Township, Section 30, Town 1, Range 11  
 City of Piqua, Miami County, Ohio  
 0.6815 Acres

**NOTES:**

1. Basis of Bearing: Centerline of Ohio State Route 36 as shown on Plan MIA-36-(11.98-12.21) of the records of the Department of Transportation of the State of Ohio, bearing S87°36'30"E.
2. Lines of occupation, wherever they exist, generally agree with boundary lines.
3. All monumentation shown in good condition unless otherwise noted.
4. All documents used as shown.
5. Prior Reference: Instrument No. 2022OR-12647

City of Piqua Approval  
 This Consolidation was reviewed and approved by  
 Me this \_\_\_\_\_ Day of \_\_\_\_\_, 2022

\_\_\_\_\_  
 Kyrsten French  
 City of Piqua Planner

City of Piqua Planning Commission  
 At a meeting of the Planning Commission of the City of  
 Piqua, Ohio, Held this \_\_\_\_\_ Day of \_\_\_\_\_, 2022  
 This Plat was reviewed and approved

\_\_\_\_\_  
 President Secretary

The City Commission of the City of Piqua  
 At a meeting of the City of Commission of the City of  
 Piqua, Ohio, Held this \_\_\_\_\_ Day of \_\_\_\_\_, 2022  
 This Plat was approved by Ordinance No. \_\_\_\_\_

\_\_\_\_\_  
 Mayor Clerk

Fee \$ \_\_\_\_\_

\_\_\_\_\_  
 Miami County Recorder By Deputy Recorder

\_\_\_\_\_  
 Miami County Auditor Approved and Transferred \_\_\_\_\_, 2022

\_\_\_\_\_  
 Miami County Auditor By Deputy Auditor

Approval:

Description:  
 Being a Consolidation of Lots 6924 & 6925 & Dedication, City  
 of Piqua, County of Miami, State of Ohio, as conveyed to OPA  
 Real Estate, LLC in Instrument No. 2022OR-12647 at the  
 Miami County Recorder's Office.

Consent to Replat:

We, the undersigned, being all the Owners of the land herein  
 replatted, free and clear of any liens, do hereby Dedicate the  
 right-of-way shown hereon. Accept and approve this replat  
 and do hereby voluntarily consent to the execution of said  
 replat.

Owners: OPA Real Estate, LLC  
 an Ohio limited liability company

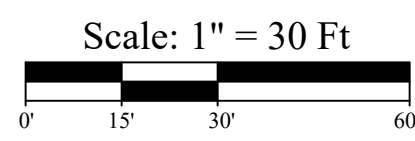
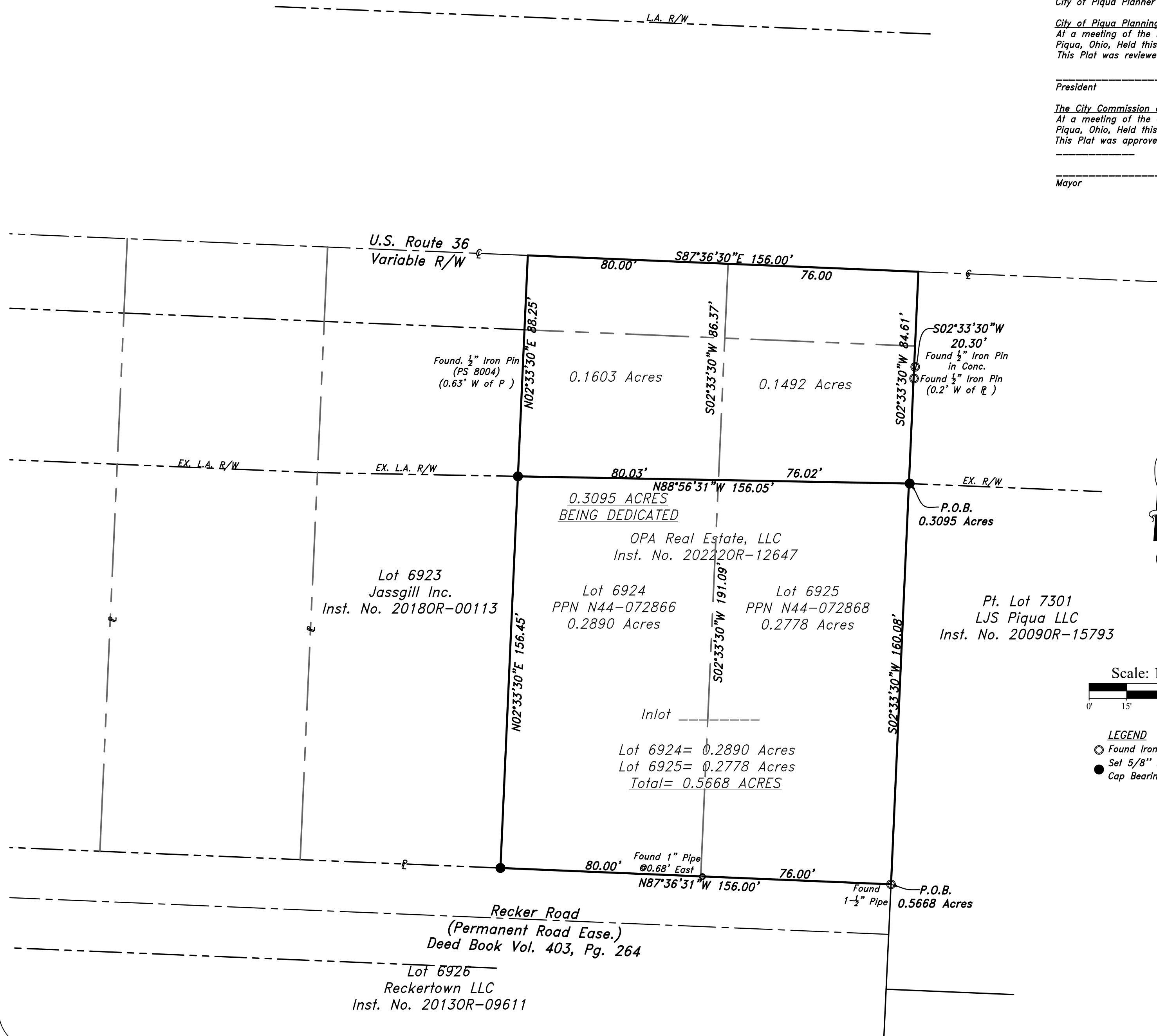
By: \_\_\_\_\_

It's \_\_\_\_\_

Acknowledgment:  
 State of \_\_\_\_\_, \_\_\_\_\_ County, SS  
 Before me, a Notary in and for the State of \_\_\_\_\_  
 Personally Appeared \_\_\_\_\_, on behalf of  
 the Owner, Jassgill, Inc. an Ohio corporation, who  
 Executed the foregoing replat, who acknowledge that it is  
 their free act and Deed.

In testimony whereof I have hereunto subscribed my name  
 and affixed my Official Seal at \_\_\_\_\_  
 this \_\_\_\_\_, Day of \_\_\_\_\_, 2022

Notary Public \_\_\_\_\_  
 My Commission Expire \_\_\_\_\_



**LEGEND**  
 ○ Found Iron Pin  
 ● Set 5/8" Iron Pin With Plastic Cap Bearing The Number 7911

**CERTIFICATION**

This survey was made from an actual field survey performed  
 on July 7, 2022. The Plat of Survey was prepared in  
 accordance to the Ohio Administrative Code Chapter 4733-37  
 Standards for Boundary Surveys and that all monumentation  
 is or is to be set as shown. I believe this survey to be  
 correct to the best of my knowledge.

\_\_\_\_\_  
 David J. Kuethe  
 Registered Surveyor No. 7911  
 State of Ohio

**Owner: OPA Real Estate, LLC**  
 1206 Recker Road  
 Piqua, Ohio

Prepared By: DJK



**National Coordinators**  
**(513) 779-9944**

Bock & Clark Corporation  
 7362 Kingsgate Way, Suite A, Cincinnati, Ohio 45069  
 maywehelpyou@bockandclark.com  
 www.bockandclark.com

Date	Scale	Drawing No.
July 7, 2022	1"=30'	5202206700

REPLAT FEE SCHEDULE	
Review Type	Fee
<b>Annexation Plat</b>	\$0
<b>Minor Subdivision</b> <i>Lot Split/Replat of 2 lots</i> <i>Preliminary Plat</i> <i>Final Plat</i> <i>Construction Document Review</i>	\$100
<b>Major Subdivision</b> <i>Lot Split/Replat of more than 2 lots, or any plat that involves dedication or vacation of public easements or ROW</i>  <i>Preliminary Plat</i> <i>Final Plat</i> <i>Construction Document Review</i>	\$150

<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name: <b>OPA Real Estate, LLC</b>		
Contact Person First Last Name: <b>Eric Kmetz</b>		
Mailing Address: <b>7720 Campus Lane, Montgomery, OH 45242</b>		
Phone Number: <b>859-307-2026</b>	Email: <b>ericjkmetz@gmail.com</b>	
<b>OWNER INFORMATION</b>		
First Last Name: <b>Jasgill, Inc.</b>		
Mailing Address: <b>315 S. Looney Rd.</b>		
Phone Number: <b>(419) 302-3940</b>	Email: <b>jeff4hartsockrealty@outlook.com</b>	

<b>PROPERTY LOCATION</b>	
Street Address: <b>1206-1208 Recker Rd.</b>	Zoning District: <b>B (General Business District)</b>
Parcel ID Number(s): <i>N44-072866</i>	<i>N44-072868</i>

<b>DESCRIPTION OF REQUEST</b>
<p>OPA Real Estate, LLC intends on combining/consolidating the two adjacent parcels above in order to a medical marijuana dispensary facility, which will span both parcels. The project calls for construction of a one-story stand-alone building in which the dispensary will be the only tenant.</p>

<b>ACKNOWLEDGMENT AND AUTHORIZATION</b>	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Eric Kmetz	July 21, 2022
<b>Applicant Name</b>	<b>Date</b>
<i>Eric J. Kmetz</i>	Authorized Signatory
<b>Applicant Signature</b>	<b>Title</b>

**RESOLUTION No. PC 41-22**

WHEREAS, FGKS Law, on behalf of Thom and Marsha Baker, has filed an annexation petition for parcels J27-055062 and J27-031600, and is requesting a zoning designation from the Planning Commission; and,

WHEREAS, Section 154.141 of the City of Piqua Code of Ordinances provides the procedure for assigning a zoning designation during an annexation of land; and

WHEREAS, the Planning Commission has determined that the subject land shall be designated R1AA; and,

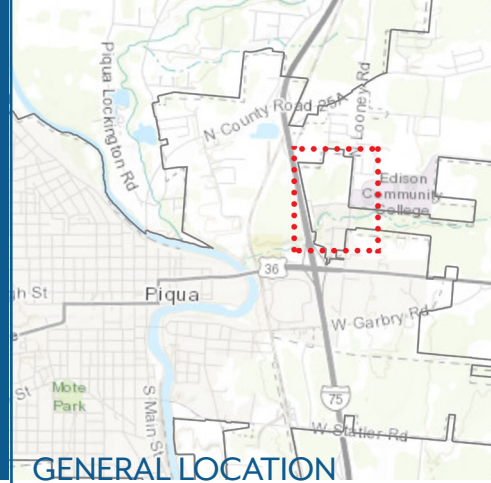
WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation:

- Will be compatible with the intended use of the real property;
- Will not threaten the general health, safety, and welfare of the surrounding properties;
- Is compatible with the general economic development policies of the City; and,
- Conforms to all other applicable plans, policies and regulations of the city.

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

---

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



GENERAL LOCATION

**PC MEETING DATE**

11-08-22

**RESOLUTION**

PC 41-22

**SITE ADDRESS**

-

**PARCEL ID**

J27-055062 and J27-031620

**ZONING**

Currently in the County, requesting RIAA

**SURROUNDING ZONING**

B-General Business

**PREPARED BY**

Kyrsten French,  
City Planner

# STAFF REPORT

**REQUEST**

The owner of the parcel to be created has requested a zoning designation of RIAA, upon annexation into the city. The applicant desires City utility services and will build a single-family home on the lot.

**STAFF CONSIDERATIONS**

The owner of the parcel seeks to build a single-family home on the lot to be annexed into the City. The new lot created will be approximately 165' wide and 310' deep, meeting the minimum standards for the RIAA zoning designation. The design of the home will also meet the required setbacks for the district. Staff recommends approval of the request.

Minimum lot area	20,000 square feet
Minimum lot frontage	100 feet
Minimum front yard setback	50 feet
Minimum side yard setback	15 feet
Minimum rear yard setback	40 feet
Maximum height	35 feet





FAULKNER • GARMHAUSEN • KEISTER • SHENK

HARRY N. FAULKNER\*  
JOHN M. GARMHAUSEN  
RALPH F. KEISTER  
JAMES R. SHENK\*\*

MICHAEL A. STAUDT  
JAMES L. THIEMAN  
THOMAS J. POTTS  
DANIEL A. BENSMAN

BRYAN A. NIEMEYER  
JOHN M. DEEDS  
JOSHUA A. KOLTAK  
PHILIP M. BORGER

CRAIG T. ALBERS\*\*\*  
CAMERON C. DOWNER  
COLLEEN R. GONG

\* 1941 - 2021  
\*\* ALSO ADMITTED IN FLORIDA  
\*\*\* CERTIFIED PUBLIC ACCOUNTANT

SENDER'S E-MAIL: calbers@fgks-law.com

October 25, 2022

**VIA EMAIL**

[kfrench@piquaoh.gov](mailto:kfrench@piquaoh.gov)

Kyrsten French, City Planner  
Miami County Department of Development  
510 W Water St., Suite 120  
Troy, OH 45373

**Re: Thom and Marsha Baker – Annexation**

Dear Kyrsten:

As you know, my firm represents Thom and Marsha Baker and have been assisting them in the annexation process of Miami County Parcels No. J27-055062 and J27-031600. The Bakers understand that the Planning Commission is set to meet on November 8, 2022 to establish a zoning designation, and thereafter will proceed to the City of Piqua Council in December. The Bakers propose a R1AA zoning designation for the above-described Miami County Parcels, and state that R1AA is acceptable. The Bakers wish to build a one-family dwelling and the existing district is a predominately undeveloped area.

Let me know if you have any questions at this time.

Very truly yours,

*/s/ Craig T. Albers*

Craig T. Albers

cc: Thom Baker (via email)

x:\files\baker, thomas and marsha\miami county annexation\ltr - zoning designation .docx

**RESOLUTION No. PC 42-22**

WHEREAS, Weyland Ventures, applicant for the subject property at parcel number N44-250230, in the city of Piqua, Ohio, is seeking approval for an R-PUD (Planned Unit Development) designation with the concept plan for The Cottages of Piqua; and,

WHEREAS, the City of Piqua Code of Ordinances sections 154.043-154.046 provide the procedure and requirements of a residential Planned Unit Development; and,

WHEREAS, the Planning Commission must study the request and make a recommendation to the City Commission; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has considered the following for the specific PUD requested, as well as any other factors it deems appropriate to the development:

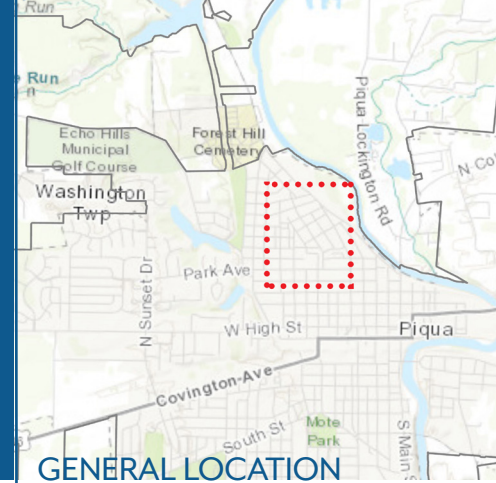
- Amount, design, and uses of open space in the development.
- Overall design quality of the development.
- Impact of the proposed development on utilities.
- Circulation patterns and the impact of the development upon traffic flows and patterns.
- Amenities to be provided by the developer, including, but not limited to recreational facilities, infrastructure improvements, environmental improvements, and land set aside for public purposes.
- Relationship of the development to surrounding land uses.
- Impact of the proposed development on utilities.
- Impact of the development in providing housing and other community needs.

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

---

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

# STAFF REPORT



## REQUEST

Weyland Ventures, applicant, has submitted a concept plan, and is requesting a recommendation of approval for a residential Planned Unit Development (RI-PUD). The applicant has submitted a conceptual plan for consideration. The proposal is for 30 single family homes, 14 of which would face an interior courtyard, and 16 to face the existing street network. Two alleys would cross through the block to provide each home with off-street parking. The proposal is to sell each home fee-simple and have an HOA oversee the property's maintenance, and the product will sell at market-rate.

## STAFF CONSIDERATIONS

### Housing Needs in Piqua

#### *Demand*

Piqua has a population of approximately 20,500 residents, and approximately 9,300 housing units. The community's population is not growing or shrinking, though pressure for housing remains high. Many factors can drive this pressure, but changes in median household size is a large driver of the demand from a national context, and applies in Piqua as well. Median household size has been steadily decreasing, meaning the city now has more smaller families instead of fewer larger families, compared to past generations. In general, people older than age 65 tend to no longer live with their adult children as they once did. Adult children also tend to find their own housing arrangements. As long as the cultural norm remains to live in nuclear family groups rather than multigenerationally, this demographic shift will lead to a need for more houses to provide for the same number of people.

#### *Supply*

The housing stock in Piqua is old relative to our neighbors. If this fact alone led to a conclusion that the older housing stock of Piqua is well-loved and maintained, and therefore lasts longer, this data should not be worrying. Piqua, like many Midwestern cities, faced a long period of disinvestment and decline of its inner-core neighborhoods. What this data corroborates is the anecdotal evidence often heard, that it's difficult to find a finished home that doesn't require significant maintenance investments. This is especially the case in the pre-war era neighborhoods that have become desirable to live in again due to their walking proximity to amenities like parks, schools, and downtown.

Within the subject neighborhood (loosely defined as the triangular area of Piqua's map north of Park Avenue), many homes were constructed between 1915 and 1945. All issues are individual to each home, but costs associated with maintenance and upgrades for homes of this era include asbestos abatement, lead paint, corrosion damage to water and sewer lateral pipes, and figuring out how to remedy the difficulties of steep stairs or small kitchen layouts and too few bathrooms. Another large portion of the neighborhoods homes are Cape Cod and Ranch homes built in the decades that

## PC MEETING DATE

11-08-22

## RESOLUTION

PC 42-22

## SITE ADDRESS

-

## PARCEL ID

N44-250230

## ZONING

RI

R-PUD Requested

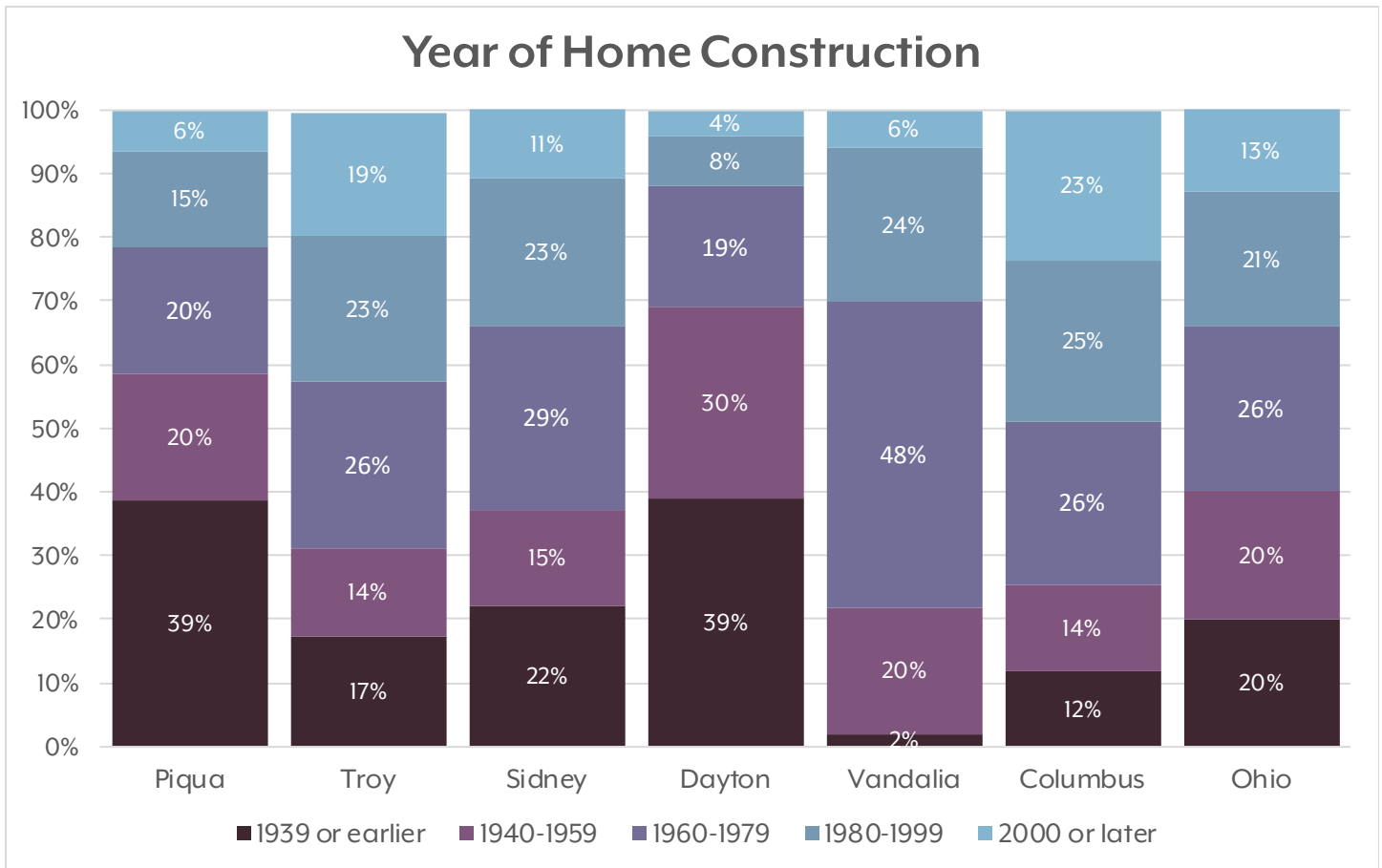
## SURROUNDING ZONING

RI

## PREPARED BY

Kyrsten French,  
City Planner

followed. Zoning was adopted in jurisdictions across America, requiring large setbacks from the street and from other houses that had previously not been a factor. In many cases, a new home built during this period would require two lots to span across to comply with these standards, and the affect this has on the neighborhood is evident in terms of character and community interaction. These homes too, are dating fast, and some are more desirable and adaptable than others.



*Based on US Census Data, Selected Housing Characteristics, 2021*

Institutions are reporting on the shortage of housing nationally and locally. [Freddie Mac has published reports](#) on the national trend of home construction falling behind demand, particularly for starter homes affordable to the first-time homebuyer. [Dayton and Montgomery County's 2021 Housing Needs Assessment](#) on the phenomenon estimates a shortfall of 20,000 homes. Local realtors in the area have been saying for years that the market is advantaged toward sellers, and that supply is very limited. The median price of a home in Piqua rose by [40% in the past two years](#), which is likely caused by a combination of factors including low interest rates, but a limited supply of housing is one of factor contributing to higher prices.

Entry-level homes, like those being proposed, are lacking. Smaller homes, because of their smaller overall square footages, are less costly to build and make a good choice for first-time homebuyers or residents who are looking to downsize.

### Neighborhood Character of Northparks

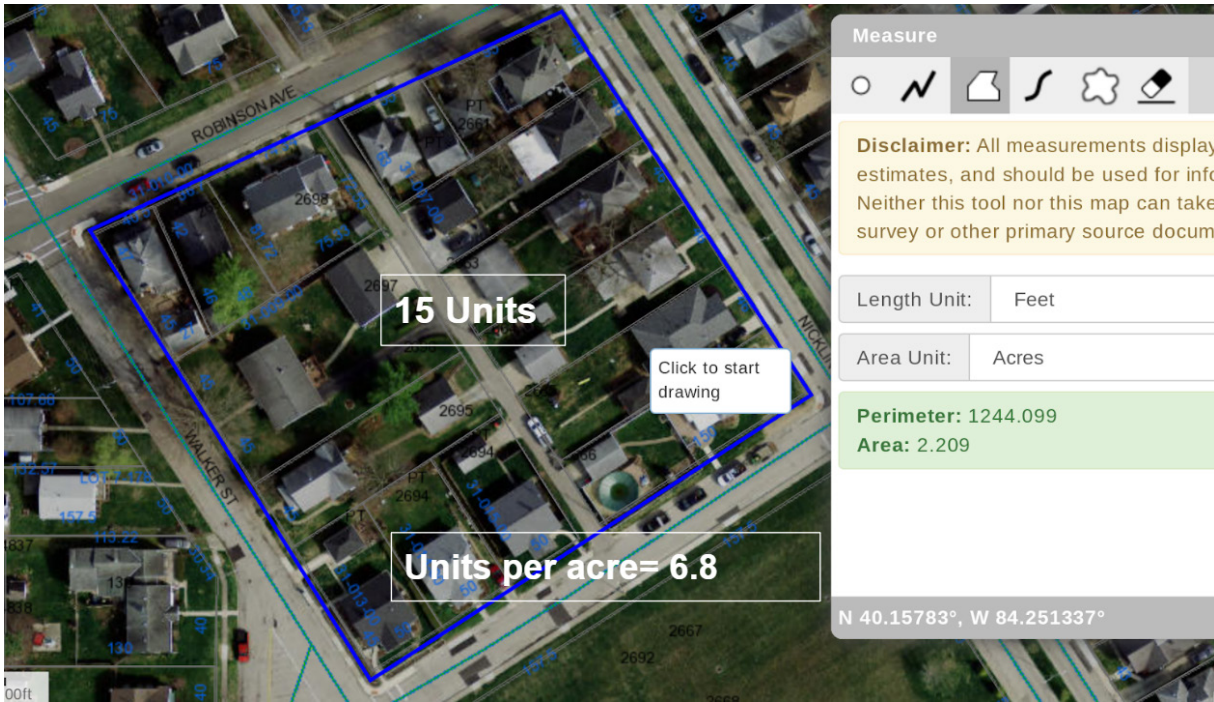
Nicklin Avenue is understood in Piqua to be a charming place to live and raise a family. Homes are snug up against one another, and front porches greet the visitor and resident. Absent are large driveways and garages that might otherwise detract from the view. Everyone in the neighborhood knows that Nicklin is where you want to trick or treat, and without any pre-organization or announcement, it becomes the place to be during the holiday event. The density of the houses and their orientation create a dynamic and interesting atmosphere for those who walk through, and community spirit is fostered by this neighborhood typology.





A density analysis of the surrounding neighborhood shows that per-acre density of housing units varies from 5 to a maximum of 10.3. Toward the south and east of the proposed building site, a higher density of units is typical, with duplexes and triplexes found throughout blocks, as well as corner lots being frequently split to create additional building sites. Homes found on these corner lot splits are sometimes most similar to the types of cottages proposed, though there are cottage style homes found on larger lots as well. A density analysis is attached to the end of this staff report.





Measure

○ ↗ 📐 ⤴ ⚙

**Disclaimer:** All measurements display estimates, and should be used for info. Neither this tool nor this map can take survey or other primary source documents.

Length Unit: Feet

Area Unit: Acres

**Perimeter:** 1244.099  
**Area:** 2.209

N 40.15783°, W 84.251337°



Measure

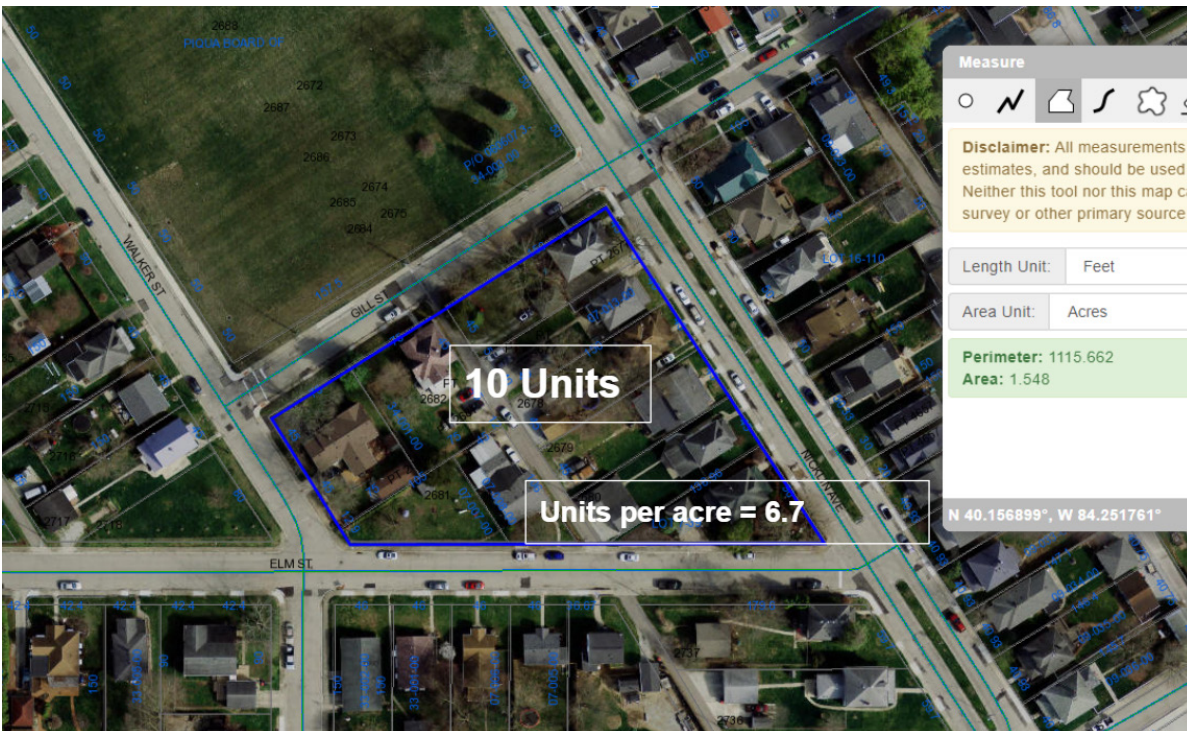
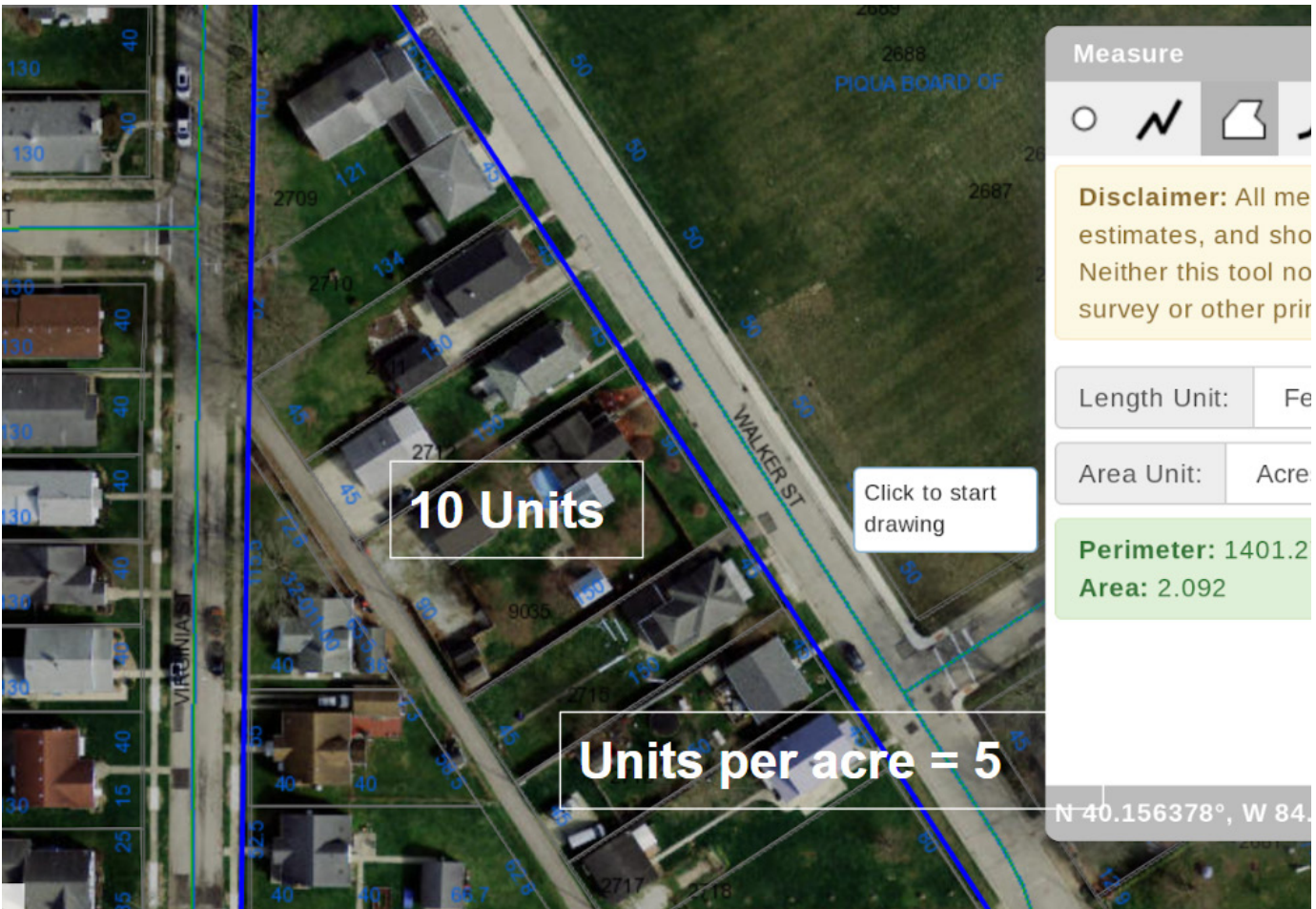
○ ↗ 📐 ⤴ ⚙

**Disclaimer:** All measurement estimates, and should be use. Neither this tool nor this map survey or other primary source documents.

Length Unit: Feet

Area Unit: Acres

**Perimeter:** 1525.490  
**Area:** 2.969



**Loss of a School, then Loss of an Informal Green Space**

Part of the former character of this area, and the site's namesake, is the Wilder Junior High School that was once there. Neighborhood schools that allow independent biking and walking trips within the city for students are generally desirable and welcome neighborhood assets. The local school system reduced neighborhood-facing school assets, and centralized most

education operations away from the bulk of the population served. Many neighborhood schools were demolished, and for many, this was a very painful loss of place-based memories. The neighborhood is fortunate among many neighborhoods to have recovered a local school asset with the Piqua Central Intermediate campus.

Wilder originally opened in 1925 and was demolished in August of 2015, 90 years later, leaving an open grass field.



For many in the neighborhood, the green space that was left was at least some comfort. Well-maintained by the school system, it felt less like a vacant lot than it did a park. Neighbors are now facing prospect of another shift in neighborhood character, and are understandably concerned for the number of homes being proposed, the details of the proposal and what it means for the neighborhood. Neighborhood feedback on the project has so far been quite negative, but this feedback has largely not been based on the most current iteration of the proposal, which for some may seem more familiar and fitting within the surrounding neighborhood context.

## Comprehensive Plan

The Piqua Comprehensive Plan, produced in 2007 guides decision-making for growth within the community. Several of its goals relate directly to the project proposal:

**Objective 1 - Strengthen the sense of place/community identity to engender pride among residents.** The proposal meets this objective through intentional design of a communal cottage court, bricked entryway features, and homes on the exterior of the block mirror the patterns of houses across respective streets.

**LU.1.3 Create regulations that allow appropriately-scaled places for formal and casual interaction.** Permitting the pattern and allowing a unique cottage court space to be produced will fulfill this objective. Residents would be able to enjoy a shared green space without the interrupting presence of car traffic and directly interact with neighbors. The shared/HOA nature of the space promotes familiarity with neighbors.

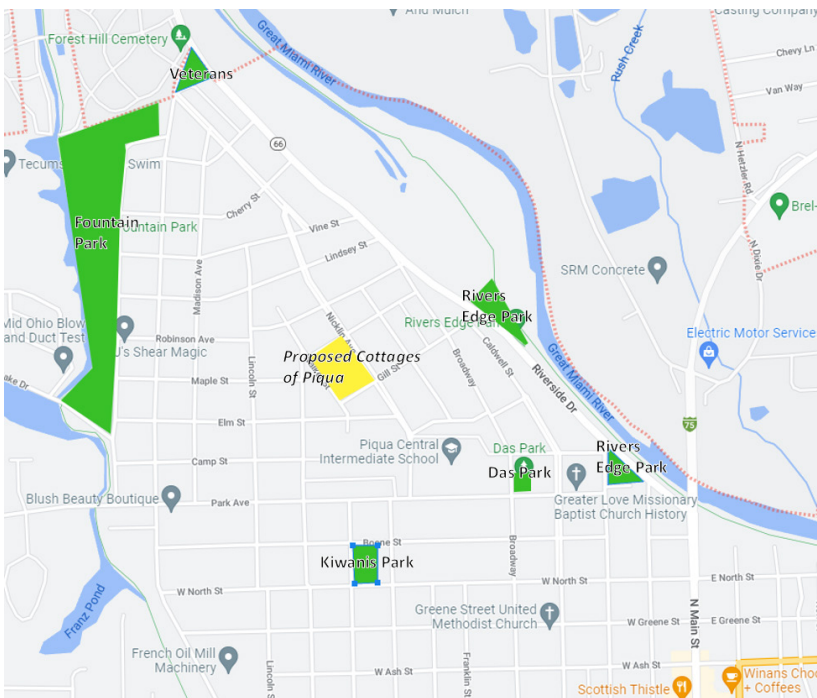
**LU.2.1 Update the zoning code, subdivision regulations, and other development regulations consistent with the Comprehensive Plan.** As the Planning and City Commissions consider this proposal, they should note that the current RI regulations could not produce the Nicklin Avenue character of neighborhood block we see today, but that a draft has been published that can adequately support and protect that style of development. The PUD proposal is a means of achieving a unique cottage court design, but should not necessarily be needed to build at the same density that the existing neighborhood is constructed with.

**LU.2.3 Promote a rational land use development pattern and redevelop land in ways that provides a fiscal benefit and enhances City revenues.** Development that does not require the City to maintain additional roadways and infrastructure is less expensive to the taxpayer than development that does require the additional maintenance burden. The proposal includes two alleys which would remain private, and all internal infrastructure, with the possible exception of certain underground utilities that may be constructed in the alleys, would be paid for by the developer and maintained by the HOA.

**LU.2.6 Future developments should mimic the strengths of past development patterns.** The strength of this section of the Northparks neighborhood is in part the dense streetcar-suburban era housing pattern that was influenced by the network tracks of Broadway. Most lots were 40-50' wide and 100-150' deep. From these, some long narrow lots were subdivided, as narrow as 24'. Corner lots also were subdivided into 40' by 80' parcels. The pattern laid out on a grid offered many ways to break the land down into pieces suitable for a variety of homebuyers.

**Objective 3 - Encourage redevelopment of underutilized land resources.**

**LU.3.5 Promote infill residential development in appropriate locations, including creating and marketing a land bank of infill building sites.** Infill development brings new houses in close proximity to existing amenities, reducing the need for car trips when amenities are within walking and biking distance. The proximity to the Piqua Central Intermediate School (900 feet), Fountain Park (2,200 feet), Das Park (1,850 feet), Kiwanis Park (2,000 feet), Rivers Edge Park (1,600 feet), Veterans Memorial Park (2,600 feet), Forest Hill Cemetery (3,400 feet), the Great Miami River Trail (1,700 feet), Cjs Carry Out and Deli (1,600 feet) and the shops and restaurants of Downtown Piqua (4,000-6,000 feet).



**Objective 4 Enhance opportunities for appropriate housing development and stabilize and improve mature neighborhoods.** The proposal represents renewed investment into the core of the Northparks neighborhood. Proximity to new housing that sells at a high market rate improves comparables to existing housing, and can increase access to financing for new home improvements for existing homes.

**LU 4.1 Facilitate compatible reinvestment, redevelopment and infill residential development in existing neighborhoods throughout the City.** Infill development and the property taxes generated (without the additional maintenance burden of new streets) can increase resources to be spent in schools, parks and neighborhoods. Increased housing choices within a neighborhood can also free up units that can be upsized or downsized into as needed, creating opportunities to age in place within this area of the city.

**H1.1 Stabilize existing neighborhoods and districts:** *By reinvesting in the downtown and older surrounding neighborhoods Piqua can reinvigorate the core and begin to reverse the development trends that contribute towards deteriorating neighborhoods.*

**H1.2 Identify appropriate locations for compatible infill housing to replace vacant or underutilized sites in existing neighborhoods.** *Architecturally compatible infill housing provides communities with an alternative to continually growing outward. By focusing investment and energy on the downtown and older neighborhoods, infill developments can catalyze revitalization in neglected or abandoned sites and structures. Several strategies should be used to spur infill development, including upgrading core infrastructure and amenities (such as parks and community centers); and modifying zoning standards to permit mixed-use development at higher densities.*

### **Analysis of PUD Proposal**

Weyland Ventures has proposed a planned unit development that centers around a shared cottage court. 14 units face inward toward the court and have car access to parking spaces toward the rear of their properties. To prevent the rear areas of the properties from facing outward into the neighborhood, 16 more houses ring the block. This arrangement puts people and community at the forefront of the design, and relegates car access and storage toward the rear of each lot. The cottage style of housing chosen has precedent throughout the neighborhood, and would fit very well within its context. This style of development will offer a new kind of housing option for the residents of Piqua, one that is likely to be very desirable.

The RI zoning district standards lacks much connection to the character of the existing neighborhood. If built under the conditions of the RI district, Nicklin Avenue, and the rest of the neighborhood, would look like Candlewood or Park Ridge. The original layout of the block prior to its use as a school site shows 18 lots, which, had the site not been chosen for a neighborhood school, may have developed more densely along its corners and seen additional construction of additional units in the form of duplexes, as other blocks of the neighborhood did. In the end, density is one measure that can help evaluate objectively the character of a neighborhood, but an over-focus with numbers that are not easily read or noticeable by walking down the street is probably not as helpful as the analysis of the character of homes and their orientation on their lots and within the block. For example, parts of this neighborhood, the Boone Street area, and the Caldwell neighborhood have surprisingly high densities, close to 12 dwelling units per acre, but these densities do not necessarily detract from the neighborhood or fit poorly within a generally single-family context. The Cottage Court plan is for all single family structures, arranged in a very well-designed geometry which allows for 30 homes to fit easily and unobtrusively to the surrounding context.

The proposal meets minimum requirements for open space, landscaping and off-street parking. The average lot size meets the minimum standard of 50% of the minimum lot requirement for RI. Rather than stating a maximum density for the zoning district, RI notes that approximately 7 units per acre would be achieved by the following the standards of the district. The number of units allowed at the site with RI zoning (provided the minimum lot width requirement were waived and only an area requirement were applied) is  $43,560 \text{ SF} \times 3 \text{ acres} = 130,680 / 6,000 \text{ SF} = 21.78$ . The high design quality achieved with this layout, the presence of the central courtyard feature, and the attention to the way the homes will look and contribute along the exterior of the block are benefits to the higher density granted.

The developer has proposed that each lot be sold fee-simple and with no subsidy involved. Common spaces would be owned and maintained by an HOA.

The zoning code has kept a provision for allowing development on “nonstandard lots” which has been useful for development within older neighborhoods constructed prior to the adoption of zoning. RI does not contain appropriate standards to continue the pattern of housing common within Northparks and along Nicklin Ave. A PUD granting the developer the ability to create a highly intentional community on an infill site would fulfill the goals adopted by the community through the Comprehensive Plan.

### **Recommendation**

The proposal meets and exceeds the minimum standards for design within the city, and fulfills a long list of goals contained within the Comprehensive Plan. The plan will enhance the neighborhood by duplicating the elements found within its existing structure, and create a unique place within the community within the courtyard. Staff recommends approval of the request for a PUD.



October 11, 2022

Piqua Planning Commission  
201 West Water Street  
Piqua, OH. 45356

To the Members of the Planning Commission:

Weyland Ventures is pleased to respectfully submit to the Planning Commission its application under Piqua's PUD provision for the development of The Cottages of Piqua at 1120 Nicklin Avenue. Our company is quite familiar with the City of Piqua, and firmly believes that this development will be highly beneficial to the community for a variety of reasons, providing – among other things – the following:

- The reuse of a vacant former school site that respects the fabric of the surrounding neighborhood
- An increase in the supply of new, high-quality for-sale homes in Piqua
- A new housing alternative for those Piqua residents seeking to downsize and modernize
- Accessible housing without the obstacle of external or interior steps
- Private homes/lots that can be offered at reasonable prices without the need for public subsidies
- Reduced operating and maintenance costs
- A “Cottage Court” environment that encourages interaction with ones’ neighbors
- Flexibility designed into the homes while retaining a common and comfortable scale.

We have spoken with a variety of people in Piqua, including representatives of the real estate brokerage community; considered the size, scale and design of homes in the surrounding streets and neighborhoods; worked closely with City officials; and conducted focus groups; to determine the market potential for this project. As a result, we believe that there will be a strong market for the cottage court concept in Piqua, and demand for the type of homes to be offered for sale. Some of the homes and certainly the lot dimension in the area match fairly closely those that are proposed in our submittal.

We have heard some comments circulating within Piqua that this development will include rental units and consist of subsidized units targeting low-income households. This is incorrect; the development will consist entirely of for-sale, market rate homes on individual fee-simple lots, to be governed by a Homeowners Association that will develop its own rules and regulations – and funds - for the operations of the development, including the permanent care and maintenance of the private open space and alleys as well as restrictions on non-homeowner residency.



It is our intention to break ground on this development in the spring of 2023 and have it completed within 18 months of the initiation of construction. While we will encourage pre-sales of the units in order to customize the design of individual homes, the project will be undertaken and completed as a single phase.

As shown on our Concept Plan, most of the houses/lots be served via the two, private alleys traversing the site from Walker Street to Nicklin Avenue. These alleys have been designed with widths that can accommodate service/trash pickup, fire and emergency vehicles, and delivery vehicles. Utility lines will be placed under these alleys - with the appropriate utility company easements in place - and individual lot lines will then connect to these mains. Vehicular access to each lot will also be via these alleys. Each lot will accommodate its own parking, either through a garage, a carport, or car pad...or a combination of these options at the discretion of the homeowner. Additional overflow parking could be available on-street; however, since these adjacent streets are public rights-of-way, we will defer to the City as to how additional on-street parking will be provided.

The cottage court concept – as indicated on our Concept Plan – is designed with a robustly landscaped open space element. This green space will be designed to minimize the amount of stormwater runoff generated by the site. The stormwater generated by the site will be considerably less than that generated by the former use of the property.

We are very excited about this project and its benefits to the Piqua community. We are not typical residential developers that come into a community, seek out a building site, develop it in a cookie-cutter manner, then move on to another opportunity in another community. Our goal is to meet a need in a community, spend time to craft a project that meets that need in a way that both Weyland Ventures and the community ultimately can take pride in, and that stands the test of time. While it is perfectly understandable that there is some skepticism, particularly as this is a new type of development, we have worked extremely closely - and highly collaboratively – with the City of Piqua and its highly professional staff in crafting and refining this concept in order to ensure that it is appropriate to the site and the overall community.

We thank you for your consideration.

A handwritten signature in blue ink that reads "Barry Alberts". The signature is fluid and cursive, with a long, sweeping underline for the name.

Barry Alberts  
Weyland Ventures



THE  
COTTAGES  
OF PIQUA

# THE COTTAGES OF PIQUA

PUD APPLICATION // OCTOBER 11, 2022

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# DEVELOPMENT SYNOPSIS

**Project Name**  
The Cottages of Piqua

**Project Owner, Developer & Designer**  
Weyland Ventures

**Project Summary**

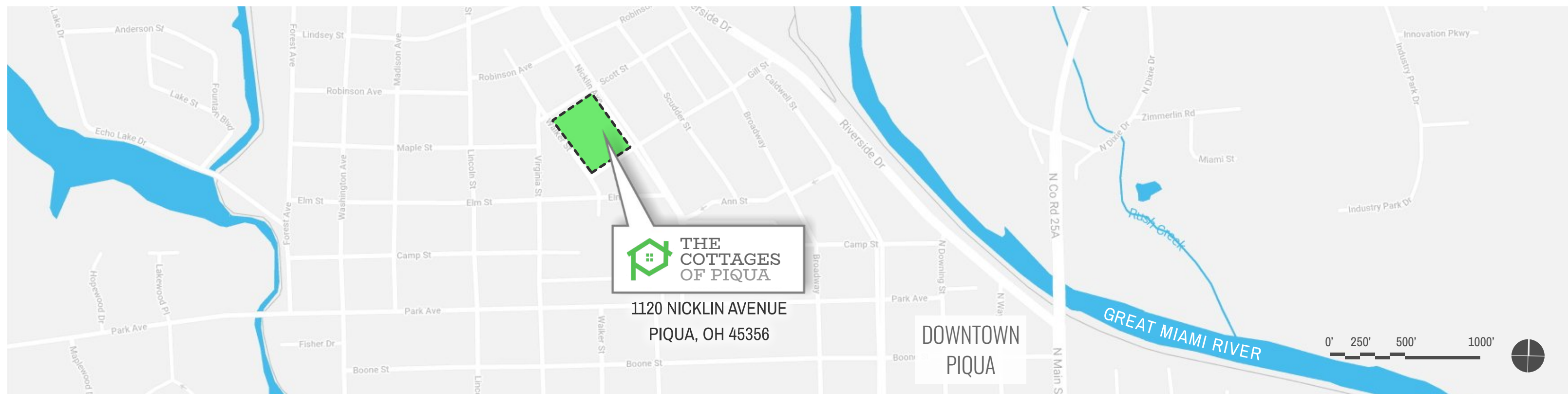
Weyland Ventures is proposing the creation of an infill residential development on a currently vacant site designed to foster walkability and a sense of community for its homeowners. The development is intended to provide new for-sale homes that are compatible with the scale of the surrounding neighborhood, at reasonable price points, with most fronting a green space that is controlled and managed by its residents. The development is intending to offer housing options that may be attractive to - among others - empty nesters wishing to remain in a downsized home in the neighborhood, as well as young families that can add to the homes as their family needs grow.

**PUD Objectives**

- Reuse of former school site that respects the fabric of the surrounding neighborhood
- Increase the supply of new high quality for-sale homes in Piqua
- Provide new housing that enables existing Piqua residents to downsize and modernize
- Provide accessible housing without the need for external or internal steps
- Provide private homes/lots that sell at reasonable prices (without the need for public subsidies)
- Reduce operation and maintenance costs for homeowners
- Create a "cottage court" environment that encourages interaction with one's neighbors
- Design flexibility into the new homes while retaining a common and comfortable scale

**Project Schedule**

It is anticipated that the development will begin construction in the second half of 2023 and be completed within 18 months.



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Mail Calendar Drive Photos Maps Keep Cronometer Work Home Design Hopper

Zoning & Development - Public Map Viewer

Legend

- Downtown Historic District
- Caldwell Historic District Boundary
- Flood Hazard Layer

Flood Zone

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AH
- AO
- X
- X PROTECTED BY LEVEE

- Miami County Wetlands
- Building Footprints
- City Owned Lots
- Opportunity Zone
- Community Reinvestment Areas
- Piqua Wards
- Census Tracts 2019
- Zoning
- Parcels

<< Collapse



arcgis.com/apps/instant/sidebar/index.html?appid=1b1fe6da8b6e4d73a7c53c6fefeb9bad

Mail Calendar Drive Photos Maps Keep Cronometer Work Home Design Hopper

### Zoning & Development - Public Map Viewer

**Zoning**

Parcel ID 1	N44-250230
Parcel ID 2	N44250230
Address	1120 Nicklin Ave Piqua OH 45356
Zone	R1

[Miami County Auditor](#)

Zoning Code

Zoom

---

**Parcel**

AREA	137,143.52
Parcel ID 1	N44-250230
PARCEL ID 2	N44250230

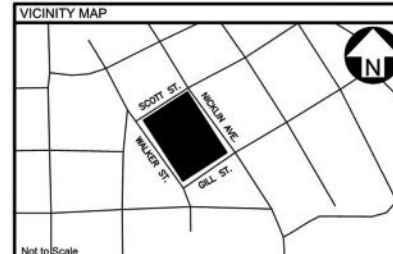
[Miami County Auditor](#)

Zoom

R1 ZONE

60 ft

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Powered by Esri

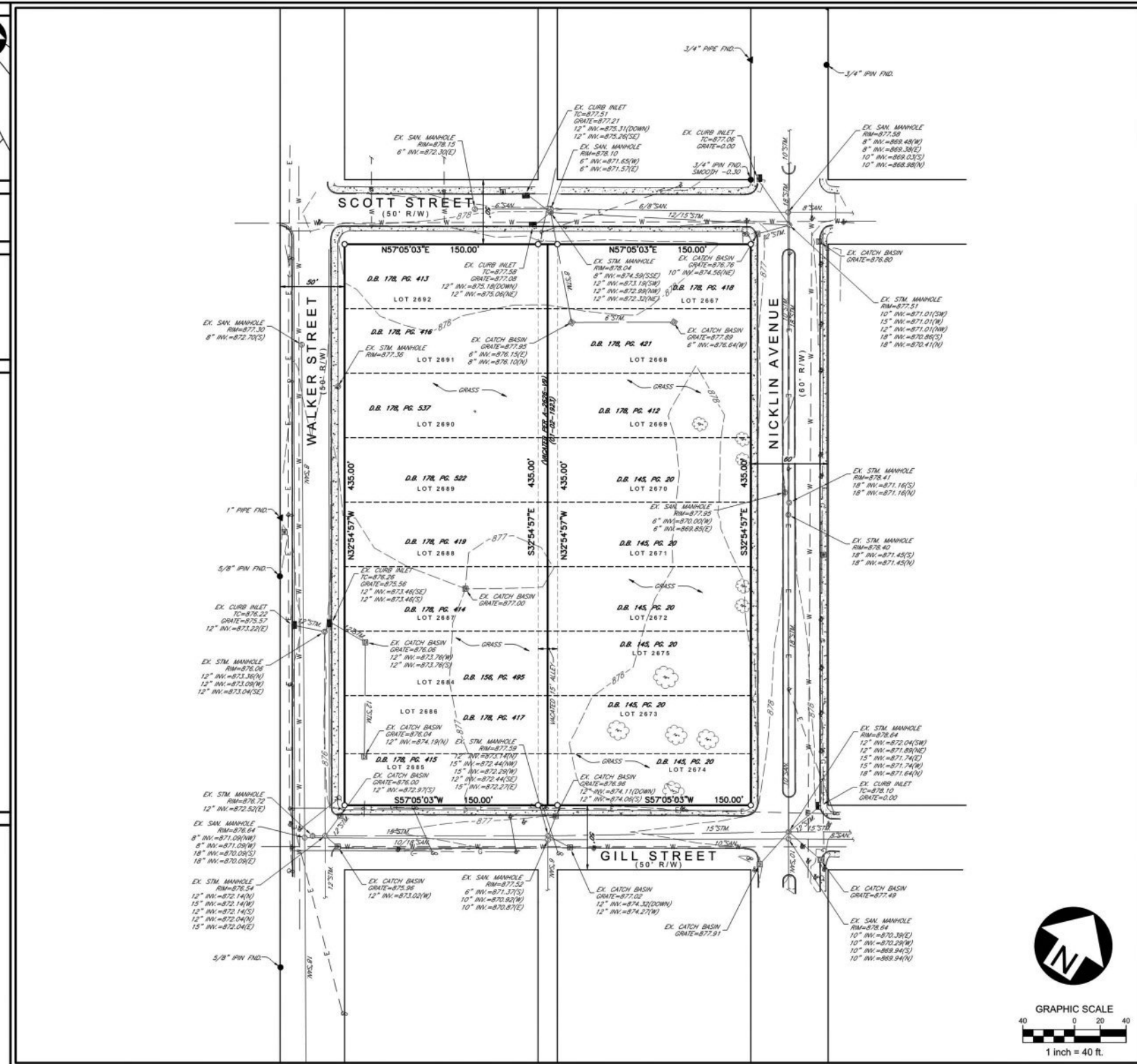


BEARING BASIS
Basis of Bearing is the North Line of Subject Property, based on State Plane, VRISCORS Coordinates.

SIGNIFICANT OBSERVATIONS
No Encroachments observed.

SCHEDULE B, SECTION II - EASEMENTS
No easement exceptions noted per Schedule B, Section II, of the Title Commitment.

LEGEND OF SYMBOLS AND ABBREVIATIONS
List of symbols for iron pipe found, power pole, traffic signal pole, gas main valve, etc., and their corresponding abbreviations.



LEGAL DESCRIPTION
Legal Description (per Title Commitment)
Situate in the City of Piqua in the County of Miami and State of Ohio, described as follows:

Tax ID No.: N44-2502

The property described and shown hereon is the same property as described in Stewart Title Guaranty Company Commitment No. 2022080015 dated August 4, 2022.

- SURVEYOR'S NOTES
1. Lines of occupation (where existing) in general agree with property lines.
2. All monumentation found in good condition unless noted otherwise.

CERTIFICATION STATEMENT
To The Board of Education Wilder School, The Board of Education of the Piqua City School District, The School Board of The City of Piqua, Ohio, The Board of Education of Piqua, The Piqua Board of Education of Piqua, Ohio, Board of Education, Piqua, Ohio, The Board of Education of the City of Piqua, and Stewart Title Guaranty Company:

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 8, 9, 11(a), 13, 14, 16, 17, 19 & 20 of Table A thereof. The field work was completed on July 7, 2022.

Draft Print
10/05/2022 3:17:28 PM
Michael A. Novan
Ohio R.P.L.S. No. 8101

Survey Prepared by:
Burkhardt Engineering Company
Contact: Michael A. Novan, P.E., P.S.
28 North Cherry Street
Germantown, Ohio 45327
Phone: 937-388-0060
Email: mnovan@burkhardtinc.com

REVISIONS table with 2 columns: Description and Date.

ALTA/NSPS LAND TITLE SURVEY
for
PAR.ID# N44-250230
1120 NICKLIN AVENUE
PIQUA, MIAMI COUNTY, OHIO
ALTA/NSPS Land Title Survey based on Title Commitment No. 2022080015 of Stewart Title Guaranty Company bearing an effective date of August 4, 2022.

BURKHARDT ENGINEERS & SURVEYORS
28 North Cherry Street | Germantown, Ohio 45327 | Phone: 937-388-0060 | BURKHARDTINC.COM
CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT
Project No.: 22-198
Draw: RCK
Check: MAN/JDB
Scale: 1"=40'
Date: 10.05.2022
Sheet No.: 1 of 1

ITEM 3: FLOOD ZONE INFORMATION
ITEM 6: ZONING INFORMATION
ITEM 4: GROSS LAND AREA
ITEM 16: EARTHWORK STATEMENT
ITEM 11: UTILITIES NOTE
ITEM 5: BENCHMARK AND VERTICAL DATUM
ITEM 17: RIGHT-OF-WAY / ROADWAY CHANGES



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SCOTT ST

UNDEVELOPED LOT  
1120 NICKLIN AVENUE  
~3.0 ACRES

GILL ST

WALKER ST

TO RIVERFRONT

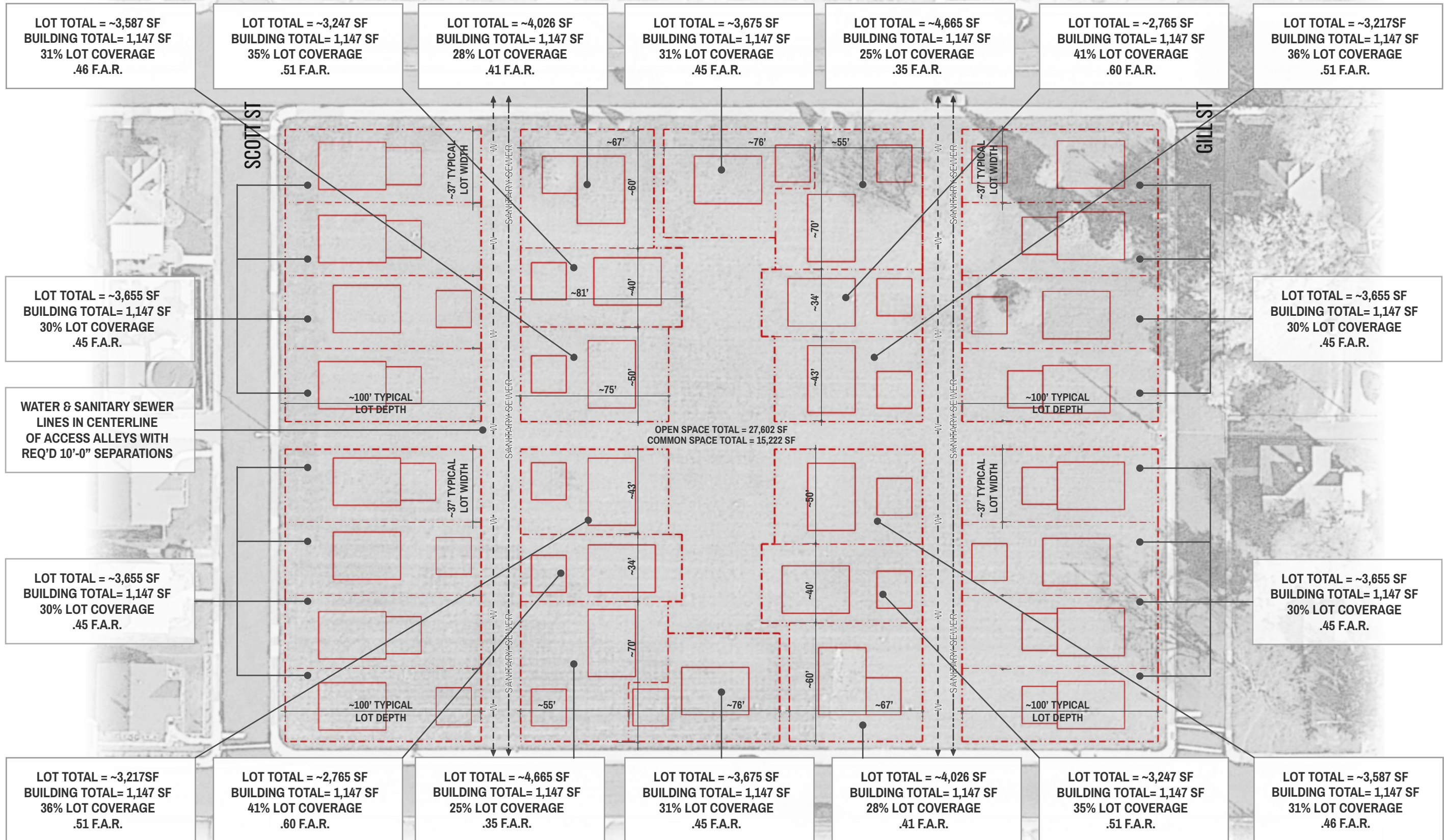
TO DOWNTOWN

NICKLIN AVE

01 EXISTING SITE  
NOT TO SCALE



TO RIVERFRONT



- SINGLE FAMILY HOMES SHALL NOT EXCEED HEIGHT OF 28' MAXIMUM
- HOMES SHALL UTILIZE EXISTING UTILITIES AND SERVICES INCLUDING SANITARY & STORM SEWERS, WATER, GAS & ELECTRIC

01 PROPOSED SITE // LOT LINES & FOOTPRINTS  
NOT TO SCALE



# COTTAGE COURT SITE PLAN

PUD APPLICATION 10 / 11 / 22

30 RESIDENCES



**SINGLE FAMILY RESIDENCES**

- 16 UNITS
- ~1,320 SF
- 2 - 4 BEDROOMS
- 2 BATHS
- FACING GILL & SCOTT ST.
- ALLEY ACCESS
- 20' - 24' GARAGES

**COTTAGE COURT RESIDENCES**

- 14 UNITS
- 1-½ STORY SINGLE FAMILY HOME
- ~1,320 SF
- 2 - 4 BEDROOMS
- 2 BATHS
- COURT WITH CENTRAL FEATURE
- POCKET CLUSTERS FOR VARIEGATED COURT DESIGN
- ALLEY ACCESS
- 20' - GARAGES, CARPORTS OR PARKING PADS

**01 COTTAGE COURT SITE PLAN**  
NOT TO SCALE





*Birdseye perspective looking north (concept for illustrative purposes only).*



*Birdseye perspective looking north at cottage court entrances (concept for illustrative purposes only).*



*Birdseye perspective looking northeast at common space in cottage court (concept for illustrative purposes only).*





Resolution No.	Parcel	Owner	OR CURRENT RESIDENT	Property Address	City	ST	Zip
PC 38-22	N44-000770	CANAL VIEW INVESTMENTS LLC	OR CURRENT RESIDENT	107 E GREENE ST	PIQUA	OH	45356
PC 38-22	N44-000770	CANAL VIEW INVESTMENTS LLC	OR CURRENT RESIDENT	15 FALCONS NEST	PIQUA	OH	45356
PC 38-22	N44-000780	SEA VENTURES LLC	OR CURRENT RESIDENT	431 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000790	ANDERSON GARY R & SHIRLEY A	OR CURRENT RESIDENT	427 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000790	ANDERSON GARY R & SHIRLEY A	OR CURRENT RESIDENT	10700 N HARDIN RD	PIQUA	OH	45356
PC 38-22	N44-000800	REEDY MARK E & GAY E	OR CURRENT RESIDENT	429 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000810	LATHAM SCOTT & CHRISTINE L	OR CURRENT RESIDENT	423 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000820	STARRETT CHARMAINE R (TR) & @ (2)	OR CURRENT RESIDENT	425 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000830	STARRETT CHARMAINE R TRUSTEE (LC)	OR CURRENT RESIDENT	421 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000840	WINTROW ROXANNE	OR CURRENT RESIDENT	413 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000840	WINTROW ROXANNE	OR CURRENT RESIDENT	22 SEA SHARK PATH	PALM COAST	FL	32164
PC 38-22	N44-000850	WENRICK CHRISTOPHER S	OR CURRENT RESIDENT	419 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000850	WENRICK CHRISTOPHER S	OR CURRENT RESIDENT	9920 NEWBERRY WASH RD	PIQUA	OH	45356
PC 38-22	N44-000860	SEA VENTURES LLC	OR CURRENT RESIDENT	411 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000870	DOBO REAL PROPERTY LLC	OR CURRENT RESIDENT	417 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000870	DOBO REAL PROPERTY LLC	OR CURRENT RESIDENT	1503 BROADWAY	PIQUA	OH	45356
PC 38-22	N44-000880	GREGGERSON REAL PROPERTY LLC	OR CURRENT RESIDENT	415 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000880	GREGGERSON REAL PROPERTY LLC	OR CURRENT RESIDENT	9450 N HETZLER RD	PIQUA	OH	45356
PC 38-22	N44-000890	THE PIQUA ARTS COUNCIL	OR CURRENT RESIDENT	401 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000890	THE PIQUA ARTS COUNCIL	OR CURRENT RESIDENT	427 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000900	FISHER JAMES C	OR CURRENT RESIDENT	409 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000910	ANDERSON GARY R & SHIRLEY ANN	OR CURRENT RESIDENT	405 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000920	TRIANGLE GENERATIONS LLC	OR CURRENT RESIDENT	333 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-000920	TRIANGLE GENERATIONS LLC	OR CURRENT RESIDENT	1722 HUNTERS RIDGE DR	TROY	OH	45373
PC 38-22	N44-000930	TREON MICHAEL	OR CURRENT RESIDENT	331 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001520	PIQUA CHAMBER OF COMMERCE	OR CURRENT RESIDENT	326 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001520	PIQUA CHAMBER OF COMMERCE	OR CURRENT RESIDENT	PO BOX 1142	PIQUA	OH	45356
PC 38-22	N44-001530	MRM LEASING CORPORATION	OR CURRENT RESIDENT	N 400 MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001530	MRM LEASING CORPORATION	OR CURRENT RESIDENT	106 W ASH	PIQUA	OH	45356
PC 38-22	N44-001540	GOOD LUCK LEASING LLC	OR CURRENT RESIDENT	408 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001550	JODA PROPERTIES LLC	OR CURRENT RESIDENT	110 W ASH ST	PIQUA	OH	45356
PC 38-22	N44-001550	JODA PROPERTIES LLC	OR CURRENT RESIDENT	15707 KIRKWOOD RD	SIDNEY	OH	45365
PC 38-22	N44-001560	GOOD LUCK LEASING LLC	OR CURRENT RESIDENT	406 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001570	GOOD LUCK LEASING LLC	OR CURRENT RESIDENT	410 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001580	ARP DOUGLAS G & TERESA C (TOD)	OR CURRENT RESIDENT	414 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001580	ARP DOUGLAS G & TERESA C (TOD)	OR CURRENT RESIDENT	315 BIRD SONG DR	VANDALIA	OH	45377
PC 38-22	N44-001590	ESDY PROPERTIES INC	OR CURRENT RESIDENT	418 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001590	ESDY PROPERTIES INC	OR CURRENT RESIDENT	1215 WALKER ST	PIQUA	OH	45356
PC 38-22	N44-001600	LATHAM SCOTT D & CHRISTINE L	OR CURRENT RESIDENT	420 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001620	FOUR B S REAL ESTATE	OR CURRENT RESIDENT	430 N MAIN ST	PIQUA	OH	45356
PC 38-22	N44-001620	FOUR B S REAL ESTATE	OR CURRENT RESIDENT	217 FLANDERS AVE	LIMA	OH	45801
PC 38-22	N44-250521	GATHERING PLACE	OR CURRENT RESIDENT	105 E GREENE ST	PIQUA	OH	45356
PC 39-22	J27-025600	FILBRUN JESSE L (TR) & TONYA L (TR)	OR CURRENT RESIDENT	7285 SODOM BALLOU RD	FLETCHER	OH	45326
PC 39-22	N44-073700	MPE COMPANY LTD	OR CURRENT RESIDENT	8877 SHERRY DR	PIQUA	OH	45356
PC 39-22	N44-073700	MPE COMPANY LTD	OR CURRENT RESIDENT	P O BOX 134	PIQUA	OH	45356

PC 39-22	N44-073740	ATM INVESTMENTS LLC	OR CURRENT RESIDENT	8620 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073750	ATM INVESTMENTS LLC	OR CURRENT RESIDENT	8654 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073750	ATM INVESTMENTS LLC	OR CURRENT RESIDENT	12877 KIRKWOOD RD	SIDNEY	OH	45365
PC 39-22	N44-073755	SCARBROUGH FAMILY LIMITED PARTNERSHIP	OR CURRENT RESIDENT	1304 TAMARACK AVE	BOULDER	CO	80304
PC 39-22	N44-073760	ATM INVESTMENTS LLC	OR CURRENT RESIDENT	8668 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073800	SCARBROUGH FAMILY LIMITED PARTNERSHIP	OR CURRENT RESIDENT	8708 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073870	MCCONNAUGHEY RONALD L & RHONDA	OR CURRENT RESIDENT	8808 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073875	MCCONNAUGHEY RONALD L & RHONDA	OR CURRENT RESIDENT	8822 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073875	MCCONNAUGHEY RONALD L & RHONDA	OR CURRENT RESIDENT	9289 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073880	8858 PIQUA LLC	OR CURRENT RESIDENT	8858 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-073880	8858 PIQUA LLC	OR CURRENT RESIDENT	3855 RIDGE AVE	DAYTON	OH	45414
PC 39-22	N44-073920	J&M INVESTMENTS OF NW OHIO LLC	OR CURRENT RESIDENT	PO BOX 742	PIQUA	OH	45356
PC 39-22	N44-073930	J & M INVESTMENTS OF NW OHIO LLC	OR CURRENT RESIDENT	8715 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-078774	KFLP PROPERTIES LLC	OR CURRENT RESIDENT	8750 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-078774	KFLP PROPERTIES LLC	OR CURRENT RESIDENT	P O BOX 1437	PIQUA	OH	45356
PC 39-22	N44-251090	CHANEY GRAEF POST #4874 VFW	OR CURRENT RESIDENT	8756 N CO RD 25A	PIQUA	OH	45356
PC 39-22	N44-251091	CHANEY GRAEF POST #4874 VFW	OR CURRENT RESIDENT	P O BOX 572	PIQUA	OH	45356
PC 40-22	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	OR CURRENT RESIDENT	1200 E ASH ST	PIQUA	OH	45356
PC 40-22	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	OR CURRENT RESIDENT	P.O. BOX 105842	ATLANTA	GA	30348
PC 40-22	N44-072735	SUNRISE LLC	OR CURRENT RESIDENT	1232 E ASH ST	PIQUA	OH	45356
PC 40-22	N44-072735	SUNRISE LLC	OR CURRENT RESIDENT	PO BOX 6450	NORCROSS	GA	30071
PC 40-22	N44-072745	CARRINGTON FRANCIS L & CAROLE A	OR CURRENT RESIDENT	1204 E ASH ST	PIQUA	OH	45356
PC 40-22	N44-072745	CARRINGTON FRANCIS L & CAROLE A	OR CURRENT RESIDENT	PO BOX 1328	EUREKA	CA	95502
PC 40-22	N44-072860	JASSGILL INC	OR CURRENT RESIDENT	2970 PARKWOOD DR	TROY	OH	45373
PC 40-22	N44-072863	JASSGILL INC	OR CURRENT RESIDENT	315 S LOONEY RD	PIQUA	OH	45356
PC 40-22	N44-072864	JASSGILL INC	OR CURRENT RESIDENT	1204 RECKER RD	PIQUA	OH	45356
PC 40-22	N44-072866	OPA REAL ESTATE LLC	OR CURRENT RESIDENT	1206 RECKER RD	PIQUA	OH	45356
PC 40-22	N44-072868	OPA REAL ESTATE LLC	OR CURRENT RESIDENT	1208 RECKER RD	PIQUA	OH	45356
PC 40-22	N44-072868	OPA REAL ESTATE LLC - ERIC KMETZ	OR CURRENT RESIDENT	7720 CAMPUS LN	CINCINNATI	OH	45242
PC 40-22	N44-072870	RECKERTOWN LLC	OR CURRENT RESIDENT	190 EMERALD BAY	LAGUNA BEACH	CA	92651
PC 40-22	N44-073405	LJS PIQUA LLC	OR CURRENT RESIDENT	1219 E ASH ST	PIQUA	OH	45356
PC 40-22	N44-073405	LJS PIQUA LLC	OR CURRENT RESIDENT	26527 AGOURA RD STE 200	CALABASAS	CA	91302
PC 40-22	N44-073406	NEILSON PROPERTY LTD	OR CURRENT RESIDENT	1221 E ASH ST	PIQUA	OH	45356
PC 40-22	N44-073406	NEILSON PROPERTY LTD	OR CURRENT RESIDENT	4000 COLUMBUS AVE	SANDUSKY	OH	44870
PC 40-22	N44-073415	VALLEY REALTY INVESTMENTS LLC	OR CURRENT RESIDENT	1219 RECKER RD	PIQUA	OH	45356
PC 40-22	N44-073415	VALLEY REALTY INVESTMENTS LLC	OR CURRENT RESIDENT	2775 TIMBER RIDGE DR	FORT LORAMIE	OH	45845
PC 40-22	N44-101572	LIM FRANK (TR) & NELLIE (TR)	OR CURRENT RESIDENT	1202 E ASH ST	PIQUA	OH	45356
PC 40-22	N44-101572	LIM FRANK (TR) & NELLIE (TR)	OR CURRENT RESIDENT	12461 MATTHEWS LN	ST LOUIS	MO	63127
PC 41-22	J27-031600	LOUGHLIN JOSEPH F (& @ 5)	OR CURRENT RESIDENT	8690 LOONEY RD	PIQUA	OH	45356
PC 41-22	J27-031620	BAKER THOMAS G & MARSHA E	OR CURRENT RESIDENT	2245 E SNODGRASS RD	PIQUA	OH	45356
PC 41-22	J27-055060	SCHULZ STEVEN L (TOD) & JANE L (TOD)	OR CURRENT RESIDENT	8630 N LOONEY RD	PIQUA	OH	45356
PC 41-22	J27-055062	BAKER THOMAS G & MARSHA E	OR CURRENT RESIDENT	8690 LOONEY RD	PIQUA	OH	45356
PC 41-22	N44-078790	CECIL ANGELA K & DAREN W	OR CURRENT RESIDENT	8750 N LOONEY	PIQUA	OH	45356
PC 41-22	N44-250296	UPPER VALLEY JOINT VOCATIONAL SCHOOL CRAIG ALBERS	OR CURRENT RESIDENT	8811 CAREER DR	PIQUA	OH	45356
			OR CURRENT RESIDENT	100 S. MAIN AVE SUITE 300	SIDNEY	OH	45365

PC 42-22	N44-034040	GRAHAM NICOLE B	OR CURRENT RESIDENT	1201 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034050	POTTSCHMIDT KELLY A	OR CURRENT RESIDENT	608 SCOTT ST	PIQUA	OH	45356
PC 42-22	N44-034060	SHERMAN DAWN	OR CURRENT RESIDENT	1203 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034070	MURDOCK MATTHEW	OR CURRENT RESIDENT	1205 NICKLIN	PIQUA	OH	45356
PC 42-22	N44-034080	BRAUN LUKE A & LINDSAY M BELISLE	OR CURRENT RESIDENT	1207 NICKLIN	PIQUA	OH	45356
PC 42-22	N44-034250	MULLEN MARK	OR CURRENT RESIDENT	1218 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034255	TERRY JULIA A (TOD)	OR CURRENT RESIDENT	1204 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034260	LINK BRANDON K	OR CURRENT RESIDENT	1202 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034270	EICHHORN HILDA LEE	OR CURRENT RESIDENT	1200 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034280	DRIELING DANIELLE E	OR CURRENT RESIDENT	1038 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034280	DRIELING DANIELLE E	OR CURRENT RESIDENT	818 CALDWELL ST	PIQUA	OH	45356
PC 42-22	N44-034290	LUKICH MARK A & LORENA M	OR CURRENT RESIDENT	1036 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034300	GODFREY SARAH MARIE	OR CURRENT RESIDENT	1034 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034310	GODINE SAMSON	OR CURRENT RESIDENT	1004 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-034310	GODINE SAMSON	OR CURRENT RESIDENT	3100 OMEGA DR	COLUMBUS	OH	43231
PC 42-22	N44-034340	TAYLOR DENISE D	OR CURRENT RESIDENT	718 ELM ST	PIQUA	OH	45356
PC 42-22	N44-034350	FOSTER SCOTT BRADLEY & CYNTHIA A	OR CURRENT RESIDENT	705 GILL ST	PIQUA	OH	45356
PC 42-22	N44-034360	WILLIAMS DAVID A & PATRICIA L	OR CURRENT RESIDENT	709 GILL ST	PIQUA	OH	45356
PC 42-22	N44-034380	DAVIS ARMINAH	OR CURRENT RESIDENT	724 SCOTT ST	PIQUA	OH	45356
PC 42-22	N44-034390	BLACK MELISSA G	OR CURRENT RESIDENT	720 SCOTT ST	PIQUA	OH	45356
PC 42-22	N44-034400	BOWLING MICHAEL N & RENEE I	OR CURRENT RESIDENT	722 SCOTT ST	PIQUA	OH	45356
PC 42-22	N44-034410	KING JUDY L	OR CURRENT RESIDENT	1211 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034420	MURRAY BRIAN D	OR CURRENT RESIDENT	1215 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034540	GREGORY ALLEN WADE	OR CURRENT RESIDENT	1212 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034550	STOLER CECELIA D (TOD)	OR CURRENT RESIDENT	1118 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034570	KINNINGER TIMOTHY M & KIMBERLY K	OR CURRENT RESIDENT	1114 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034580	HOFFMAN JACQUELINE G(TOD)	OR CURRENT RESIDENT	1112 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034590	LONG LESLIE ROBERT	OR CURRENT RESIDENT	1110 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034610	HUBBARD IAN J	OR CURRENT RESIDENT	1106 WALKER	PIQUA	OH	45356
PC 42-22	N44-034620	WARD KATHY Y & DAVID A	OR CURRENT RESIDENT	1104 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034630	BENANZER DEVELOPMENT VI LTD	OR CURRENT RESIDENT	1038 WALKER ST	PIQUA	OH	45356
PC 42-22	N44-034640	BENANZER DEVELOPMENT VI LTD	OR CURRENT RESIDENT	6 HARVEST FIELDS WAY	ARCANUM	OH	45304
PC 42-22	N44-034730	WATSON DYLAN C	OR CURRENT RESIDENT	815 ELM ST	PIQUA	OH	45356
PC 42-22	N44-034740	MAYS ROSALIE H	OR CURRENT RESIDENT	813 ELM ST	PIQUA	OH	45356
PC 42-22	N44-045810	MOYER KELLY C & MIKALI L MARCIANTE	OR CURRENT RESIDENT	1007 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045820	BERGMAN NANCY J (TOD)	OR CURRENT RESIDENT	1009 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045830	ANDYS GARDEN INC	OR CURRENT RESIDENT	609 GILL ST	PIQUA	OH	45356
PC 42-22	N44-045830	ANDYS GARDEN INC	OR CURRENT RESIDENT	P O BOX 307	PIQUA	OH	45356
PC 42-22	N44-045840	DYE CHUCK & ROBIN	OR CURRENT RESIDENT	1011 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045850	DYE CHARLES & ROBIN	OR CURRENT RESIDENT	1101 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045860	HICKS GINA (TOD)	OR CURRENT RESIDENT	612 GILL ST	PIQUA	OH	45356
PC 42-22	N44-045870	1103 NICKLIN AVENUE LLC	OR CURRENT RESIDENT	1103 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045870	1103 NICKLIN AVENUE LLC	OR CURRENT RESIDENT	9909 W VERSAILLES RD	COVINGTON	OH	45318
PC 42-22	N44-045880	WASSERMAN GINA M (TRUSTEE)	OR CURRENT RESIDENT	1105 NICKLIN	PIQUA	OH	45356
PC 42-22	N44-045890	VORE JEFFREY C & SHEILA R	OR CURRENT RESIDENT	1107 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045890	VORE JEFFREY C & SHEILA R	OR CURRENT RESIDENT	5335 UNION SHELBY RD	PIQUA	OH	45356

PC 42-22	N44-045900	JOHNSON RONALD S	OR CURRENT RESIDENT	1109 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045910	ALLEN MARK E	OR CURRENT RESIDENT	1111 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045920	BARGE MATTHEW E & JULIE A	OR CURRENT RESIDENT	1113 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045930	SMITH OLIVIA E	OR CURRENT RESIDENT	1115 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045940	STOLLMER ROBERT P	OR CURRENT RESIDENT	611 SCOTT	PIQUA	OH	45356
PC 42-22	N44-045950	SIPPEL THOMAS L & LORI L SIPPEL PUTERBAUGH	OR CURRENT RESIDENT	1117 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-045960	JONES ROBERT L & AMY M	OR CURRENT RESIDENT	1121 NICKLIN	PIQUA	OH	45356
PC 42-22	N44-055060	CURTIS BARBARA KAY	OR CURRENT RESIDENT	1110 VIRGINIA ST	PIQUA	OH	45356
PC 42-22	N44-055070	HANSEN LOREN P	OR CURRENT RESIDENT	1108 VIRGINIA ST	PIQUA	OH	45356
PC 42-22	N44-055090	VANSKYOCK ANGELINA (TOD) & @(2)	OR CURRENT RESIDENT	1104 VIRGINIA ST	PIQUA	OH	45356
PC 42-22	N44-055100	THORNHILL DERRICK & RANDII	OR CURRENT RESIDENT	1100 VIRGINIA ST	PIQUA	OH	45356
PC 42-22	N44-250230	BOARD OF EDUCATION WILDER SCHOOL	OR CURRENT RESIDENT	1120 NICKLIN AVE	PIQUA	OH	45356
PC 42-22	N44-250230	BOARD OF EDUCATION WILDER SCHOOL	OR CURRENT RESIDENT	215 LOONEY RD	PIQUA	OH	45356
PC 42-22		WEYLAND VENTURES	OR CURRENT RESIDENT	815 W MARKET STREET #110	LOUISVILLE	KY	40202