CALL TO ORDER
1. Chair Comments
   Opening Remarks
2. Roll Call
   Clerk Calls the Roll

OLD BUSINESS
3. Meeting Minutes
   November 14, 2017 PC Meeting Minutes

NEW BUSINESS
4. Resolution PC 1-18
   A Resolution nominating and electing the Planning Commission Chairperson and the Vice Chairperson for the 2017 calendar year

5. Resolution PC 2-18
   A Resolution recommending the Planning Commission appointment to the Board of Zoning Appeals for the 2017 calendar year

6. Resolution PC 3-18
   A Resolution recommending the Planning Commission Appointment to the Housing Council for the 2017 calendar year

7. Resolution PC 4-18
   A Resolution to consider a request to authorize a rock crushing special use of parcel N44076985

8. Resolution PC 5-18
   A Resolution to consider a request to change the zoning designation of parcels N44-251255, N44-250600, N44-250603, N44-250563, N44-250562, N44-250604, N44-250564, N44-028481 and N44-251250 from I-1 Light Industrial to R-3 Multi-family

9. Resolution PC 6-18
   A Resolution to consider a request to authorize a animal grooming special use of a principal structure located at 413 N. Main Street

10. Resolution PC 7-18
    A Resolution to consider a request to authorize the dedication of public right of way for Looney Road

11. Resolution PC 8-18
    A Resolution to consider a request to change the zoning designation of a tract of land known as 9300 SR 66 from OS Open Space to I-2 Light Industrial

OTHER BUSINESS
12. Land Use and Development Code Update
CALL TO ORDER

1. Chair Comments Opening Remarks

Chairman Oda outlined the meeting procedures that will be followed by the Planning Commission.

2. Roll Call Clerk Calls the Roll

Present: Mr. Oda, Mr. Spoltman, Mrs. Pearson
Absent: Mr. Koenig, Mr. Shear

Motion to excuse absent members.

Motion: Spoltman
Second: Pearson
Voice Vote: 3-0
The absences were approved.

3. Meeting Minutes September 12, 2017 Meeting Minutes

Motion to approve minutes as stated.

Motion: Pearson
Second: Spoltman
Voice Vote: 3-0
The minutes were approved.

NEW BUSINESS

4. Resolution PC 20-17 A Resolution to consider a request to change the zoning designation of parcel N44-076020 and N44-076030 at 1612 S. Main Street
Staff Comments

Mr. Schmiesing explained that the parcel is currently zoned I-1 and occupied by improvements incidental to the residential use of an adjacent lot. He further explained that a separate item pertaining to a special use of the tract will necessitate if approved that the subject tract be combined with the lot to which it is accessory, which is currently zoning R-1 one family. Mr. Schmiesing explained that the proposed zoning is compatible with the land use and conservation plan as presented in the comprehensive plan.

Public Comment

Tim Baker, 1612 S Main Street came forward to speak in support of the item.

Planning Commission members commented the item is very straightforward and acknowledged that changing the zoning to be consistent with the uses and improvements found here and is appropriate to recommend for approval with reference to the information presented.

Mr. Oda noted the item satisfies the standards to be considered as noted in the resolution.

Motion: Splotman
Second: Pearson
Roll Call Vote: 3-0

Aye; Oda, Spoltman, Pearson
Nay; None

A motion to recommend the adoption of the resolution was approved by a unanimous vote.
5. Resolution PC 21-17  A Resolution to consider a request to authorize a “Dining Hall” special use of an accessory structure situated at 1612 S. Main Street

Staff Comments

Mr. Schmiesing explained that the parcel is currently zoned occupied by an octagonal barn that the applicant plans to renovate into a reception facility. He further explained that the special use is possible in the current or proposed zoning of the property and that this item therefore stands alone and is not dependent upon the outcome of the requested zoning change. Mr. Schmiesing explained that project plans have been submitted and reviewed to ensure the proposed building and site improvements will conform with the applicable adopted community standards.

Public Comment

Tim Baker, 1612 S Main Street came forward to speak in support of the item.

Ms. Pearson asked about the availability of parking and Mr. Spoltman asked about access to the site. Mr. Baker referred to the new construction of off-street parking and an access drive to be constructed off of Fox Drive to the site, both of which are indicated on the project drawings. Mr. Oda inquired about the age of the structure and Mr. Baker indicated the barn was constructed circa 1900.

Jim Heigle, resident of Washington Township, commented on his support for the project.

Mr. Oda noted the item satisfies the standards to be considered as noted in the resolution.

Motion: Pearson
Second: Spoltman

Roll Call Vote: 3-0

Aye; Oda, Spoltman, Pearson
Nay; None

A motion to approve the resolution was approved by a unanimous vote.
OTHER

Mr. Schmiesing reminded the Planning Commission members of the upcoming Miami Valley Planning and Zoning workshop.

ADJOURNMENT

The meeting was adjourned at 5:35 P.M.
RESOLUTION No. PC 01-18

PURSUANT TO, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations as originally adopted February 5, 2002, the Planning Commission Chairman and Vice-Chairman shall be elected annually; and,

WHEREAS, article B-1.1 of the Planning Commission Procedures, Rules, and Regulations states the Planning Commission shall appoint chairman and vice-chairman by a majority vote in the month of January, or at the first regularly scheduled meeting held during the calendar year; and,

WHEREAS, the Planning Commission has nominated ___________ as the chairman and ___________ as the vice-chairman and both have agreed to serve in this capacity during the 2018 calendar year if appointed by the Planning Commission;

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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
PROCEDURES FOR APPOINTING A CHAIR AND VICE-CHAIR

Step One - Determination of interest in being nominated.

The chair will ask the secretary to call the role. When your name is called and you are asked if you are interested in serving in the chair or vice-chair position during the upcoming calendar year, respond by stating YES if you are interested, NO if you are not interested. The secretary will first ask if you are interested in serving as chairperson, you will respond; then the secretary will ask if you are interested in the serving as vice-chairperson, and you will respond again.

Declaration of candidacy.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Chair</th>
<th></th>
<th></th>
<th>Vice-Chair</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>YES</td>
<td>NO</td>
<td>YES</td>
<td>NO</td>
</tr>
<tr>
<td>Mr. Jim Oda</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Step Two - Nomination of Chair and Vice-Chair.

The chair will open the floor for nominations. Board members interested in making a nomination will choose from the eligible candidates identified in the previous step and nominate the individual for each position that they feel is best suited to serve in that capacity. The chair will close the floor only after each board member interested in nominating a chair and vice-chair has had an opportunity to do so.

Chairperson

Vice-Chairperson

Step Three - Motion to accept nominated persons.

The chair will accept a motion to appoint a chair and vice-chair. Said nominees to be appointed are to be identified in the motion, and upon the motion receiving a second the chair will ask the secretary to call the role. Motions without a second will die. Seconded motions that fail to secure a majority vote (at least 3 supportive votes) will be considered defeated. The chair will accept a new motion and repeat the process until a majority vote is cast in support of a motion.
RESOLUTION No. PC 02-18

PURSUANT TO, article 154.142(A)(2) of the City of Piqua Code of Ordinances, the Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Board of Zoning Appeals to serve for the 2018 calendar year; and,

WHEREAS, ___________ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

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.

<table>
<thead>
<tr>
<th>Name</th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
RESOLUTION No. PC 03-18

The Planning Commission is to provide a recommendation concerning the Planning Commission representative to be appointed to the Housing Council to serve for the 2018 calendar year; and,

WHEREAS, __________ has been nominated by the Planning Commission and agreed to serve in this capacity if appointed by the City Commission;

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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
WHEREAS, Piqua Materials Inc., has submitted a request seeking authorization for a rock crushing special use of a 6.076 acre tract of land in a Heavy Industry I-2 zoning district situated near Piqua-Troy Road and Wyndham Way; and,

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing a special use, including holding a public hearing and making a determination regarding the effect of the proposed use upon the surrounding neighborhood, the comprehensive plan of the city, other planning documents, the community as a whole, and other matters relating to the public health, safety, and general welfare; and,

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

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

NOW THEREFORE BE IT RESOLVED, board member _________ 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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name  Piqua Materials, Inc.  Phone  (937) 584-2486
   Applicant's Address  11641 Mosteller Road, Cincinnati, Ohio 45241

2. Owner's Name  Eagle Materials, LLC  Phone
   Owner's Address  3361 Successful Way, Dayton, OH 45414

3. Type of legal interest held by applicant  In Contract for the Purchase of Real Estate - See Limited
   Power of Attorney attached to Application for authority.

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)  See attached Application
   B. Address  Piqua-Troy Road

5. Existing zoning  I-2 Heavy Industrial

6. Existing usage  Industrial - vacant land

7. Proposed usage  Extraction, processing, and sale of limestone minerals. See attached Application.


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

10. Describe the reason for the requested special use:
    Expansion of existing limestone quarry. See attached Application for a more detailed
    description of the proposed use and explanation of the regulatory agencies involved.

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

Signature of Applicant  
Date 12-8-2017

Signature of Owner  
Date 12-8-2017

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

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

$100.00 Fee Paid  
Date Fee Paid 12-11-2017  Check in the amount of $100
Receipt No. 90293  P.C. Res. No. 4-18 enclosed herewith.
PLANNING COMMISSION
CITY OF PIQUA
MIAMI COUNTY, OHIO

IN RE:
PIQUA MATERIALS, INC.
11641 Mosteller Road
Cincinnati, Ohio 45241

APPLICATION FOR SPECIAL USE PERMIT

Prepared by:
Brian P. Barger
EASTMAN & SMITH LTD.
100 E. Broad Street, Suite 2100
Columbus, Ohio 43215
Telephone:  (614) 564-1445
Facsimile:  (614) 280-1777
bp barger@eastmansmith.com

Attorney for Piqua Materials, Inc.

Now comes Piqua Materials, Inc. (hereinafter “Piqua Materials”), by and through its attorneys, Eastman & Smith, Ltd., and pursuant to §154.140 of the City of Piqua, Ohio Code of Ordinances (“Ordinances”), does hereby submit the following material in support of its application for the extraction, processing, and sale of limestone minerals. The real property involved in this Application is comprised of the following (the “Subject Property”):

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Legal Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>N44-076985</td>
<td>PT IL 7887</td>
<td>6.076</td>
</tr>
</tbody>
</table>

1 The application, supplemental information, exhibits, reports, and other documents are collectively referred to as the “Application”.
I. NAME, ADDRESS, AND PHONE NUMBER OF THE APPLICANT

The applicant is:

Piqua Materials, Inc.
11641 Mosteller Road
Cincinnati, Ohio 45241
Attn: Dennis Garrison
Telephone: (937) 584-2486
Facsimile: (937) 584-4044

Contact:

Brian P. Barger
EASTMAN & SMITH LTD.
100 E. Broad Street, Suite 2100
Columbus, Ohio 43215
Telephone: (614) 564-1445
Facsimile: (614) 280-1777
bpbarger@eastmansmith.com
Attorney for Piqua Materials, Inc.

II. SUBJECT PROPERTY OWNER

The Subject Property Owner is Eagle Materials, LLC. A copy of a limited power of attorneys for purposes of this application are attached as Exhibit A.

The next two sections of the Application are intended to give background information about Piqua Materials, describe the proposed use, and provide an explanation of the numerous agencies that regulate the activity.

III. GENERAL BACKGROUND INFORMATION ABOUT PIQUA MATERIALS

Piqua Materials started mining limestone in 1865 to help supply limestone products for the Miami County, Ohio area. Shortly thereafter, Piqua Materials produced materials for the Miami Erie Canal, and was a major supplier of aggregate used in buildings and churches in and around Piqua, Ohio. Today, Piqua Materials serves markets throughout Ohio and continues to produce high quality, find grind products commonly known as calcium carbonate fillers and agricultural lime. In addition, Piqua Materials produces quality construction aggregates that are used throughout the Miami Valley.
IV. DESCRIPTION OF THE PROPOSED USE

The Subject Property is currently zoned as I-2 Heavy Industrial District and contains limestone reserves. Building materials sale and storage is a principal permitted use in the Heavy Industrial District under §154.028(B)(d) of the Ordinances. Pursuant to §154.028 of the Ordinances, rock crushing is a special use in the I-2 Heavy Industrial District if a special use permit for the use has been obtained in conformance with the provisions of §154.140.

The Subject Property abuts the existing Piqua Materials limestone quarry operation. Piqua Materials desires to expand that operation and use the Subject Property for additional extraction, processing, and sale of limestone products (the “Proposed Use”). Altogether, the Proposed Use of the Subject Property will consist of: a pit from which limestone is mined; a processing operation which will include the crushing, screening and washing of limestone products to meet customer specifications; finished material stockpiles; a maintenance facility; sales and customer loading; and customer truck scales.

A proposed mining plan shown on the Site Plan is attached hereto as Exhibit B. As depicted, the mining will begin on the eastern portion of the Subject Property and proceed west across the Subject Property. As a general rule, approximately four and one-half (4.5) to five (5) acres of land, depending on geology and market demand, will be mined annually.

The mining process begins with the removal of overburden (the earth and other materials that cover a natural deposit of minerals) from the area to be mined in order to expose the rock surface underneath. Typically, only a limited area will be “stripped” of its overburden at any one time. Part of the overburden material may be used for the construction of berms as required by ODNR.

Once the overburden is stripped, bore holes are drilled into the limestone. The holes are then charged with an ammonium nitrate based blasting agent. No explosives or detonators are stored on site. All blasting will be performed by certified blasters and done in conformance with state and federal regulations. In Ohio, ODNR has exclusive authority over the regulation of surface mining, including blasting. Ohio’s blasting laws were updated in March of 2002. The regulations may be found in the O.R.C. at §1514.12. The overarching purpose of the state (and federal) blasting regulations is that explosives shall be used in a manner which prevents injury to persons and damage to public or private property that is located outside the surface mining permit area. O.R.C. §1514.12(A). All blasting will take place during daylight hours throughout the normal
work week. Blasting will occur approximately two (2) to three (3) times per week. See Exhibit C for a copy of R.C. §1514.12 and O.A.C. §1501:14-3-04, the use of explosives regulations.

Additionally, blasting in Ohio is subject to strict rules set forth in the Ohio Administrative Code and must be performed by certified individuals. The O.A.C. rules require prevention of injury to persons or property due to blasting and the minimization of vibrations and noise to neighboring properties.

Further limitations set the time which blasting may occur, the peak ground vibration level, and noise levels associated with blasting. Mine operators are required to monitor blasts and make those records available to ODNR upon demand. Should an applicant be unable to demonstrate to ODNR that it is able to comply with these laws and regulations, ODNR will not issue a surface mining permit.

While blasting may result in some vibration, it is important to understand that blasting is a controllable event. Blasts are designed so that a given amount of stone is broken up and available for crushing. Blasts are also designed so that no damage will occur to any nearby structures.

In the state of Ohio, blasting is a strict liability activity. This means that if damage occurs, the blasting company is liable, regardless of fault. Accordingly, blasts are designed to fall well below regulatory limits for vibration and noise. Further, should anyone report that the blasting activity has caused damage, ODNR representatives will promptly investigate such complaint. In the event damage has occurred, ODNR has the authority to order the mining operation to cease blasting until such time as ODNR is satisfied that no further damage will result from said blasting.

During the blasting process, large pieces of rock are released from the limestone formation. Those large pieces of rock are then transported to the primary crusher and crushed into a size that allows for further processing. Once the material exits the primary crusher, the stone is transported by conveyor to the screening plant. There, the raw material is further crushed, screened and processed to meet customer specifications.

Every facet of the operation is tightly controlled to ensure that the products used for highway construction meet Ohio Department of Transportation specifications. Once processed, the stone which is used for concrete and asphalt is washed to remove fine particles. The wash water will be directed to a water impoundment to allow the fine particles to settle out. All water-discharge from the site will be discharged in accordance with the existing Ohio EPA National
Pollutant Discharge Elimination System that is in place for Piqua Materials' existing surface mine permit.

The finished materials are then stockpiled. Customer trucks will be loaded by front-end loaders and weighed by scale before exiting the plant. The mining plan described herein and on Exhibit B, depicts the mine progression anticipated at this time. The mine plan is, however, subject to change, particularly if advances in equipment of mine technology are made and/or market or geologic conditions require.

As stated, ODNR regulates the surface mining process from cradle-to-grave. If this special use permit application is approved by the City, Piqua Materials will submit an application to add the Subject Property to its existing ODNR Surface Mine Permit IM-0382. The process for adding acreage to an existing permit requires the operator to submit an amendment application which must conform to the numerous performance standards contained in Chapter 1514 of the Ohio Revised Code.

It is important to note that no mining may take place without first obtaining the amended surface mining permit from ODNR. If such a permit is obtained, ODNR will continue to routinely inspect the mine site to make sure that the mine operation conforms with its surface mining permit.

After mining has ceased, ODNR oversees the reclamation of the site to ensure compliance with the reclamation plan submitted and approved by ODNR. Additionally, Piqua Materials must post a bond with ODNR which shall not be released until reclamation is complete.

V. §154.140 OF THE CITY OF PIQUA, OHIO CODE OF ORDINANCES PROVISIONS:

1. The proposed special use is compatible with the stated intent of the zoning district.

Since the sale and storage of building material is a permitted use in the Heavy Industrial District and rock crushing is a special use, the Proposed Use is compatible and in conformance with the Ordinances. The inclusion of rock crushing as a special use in the I-2 Heavy Industrial District is the best evidence that such use is compatible with the stated intent of the zoning district. It would be an odd result to have the Ordinances allow rock crushing as a special use in the I-2 zoning district and at the same time, hold that this use is not in accordance with the Ordinances. Further, the fact that the Subject Property is adjoined by the existing Piqua Materials limestone quarry operation makes the Proposed Use compatible with the district.

2. The proposed special use does not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
Piqua Materials is a member of the Jurgensen Companies which owns and operates a number of limestone quarries and surface mines throughout Ohio. Piqua Materials has been operating surface mines since 1865. Accordingly, Piqua Materials has a great deal of experience in operating and maintaining its facilities in a manner which minimizes any off-site impacts. As such, Piqua Materials is recognized as an industry leader which employs the best mining practices and has a long-standing reputation for operating in a harmonious manner within its community. Furthermore, the Subject Property is adjacent to the existing Piqua Material limestone quarry operation which abuts the Great Miami Rive. As such, the Proposed Use will have no effect on a significant portion of the surrounding properties.

The proposed mining operation anticipates that approximately four and one-half (4.5) to five (5) acres of the Subject Property will be mined per year. Landscaped berms made of the earthen overburden will be constructed around the Subject Property in order to create a visual barrier from adjoining land uses. These berms will be constructed contemporaneously with overburden removal. Piqua Materials’ proposed mining operation on the Subject Property will, therefore, be harmonious with the existing character of the general vicinity and will not change the essential character of the surrounding area.

The mining activity proposed for the Subject Property will be regulated by numerous regulatory agencies, including ODNR, Ohio EPA, U.S. EPA, Mine Safety Health Administration and the U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives. These various agencies ensure that the Proposed Use of the Subject Property as a limestone quarry will not pose a discernible hazard to adjacent uses. Special attention is paid to compliance with all regulatory permits so that the operation is maintained and operated in a manner which is consistent with best industry standards. Piqua Materials has a solid record of compliance with the aforementioned agencies. Based upon the foregoing reasons, the use of the Subject Property for mineral extraction will be compatible with existing land uses and will not negatively affect adjacent property values.

3. The proposed special use is compatible with the general economic development policies of the city.

Pursuant to the Comprehensive Plan referred to as: Plan It Piqua – Preserve the Past Empower the Future, Land Use Objective No. 7, commercial and office development is critical to Piqua’s economic health. Further, part of the City’s Economic Development goal and strategy is to retain and expand existing small businesses, specifically in the construction materials industry.
In addition to supporting local business, ensuring that future industrial development on the edges of the Community will be compatible with the surrounding areas, and not burden the existing transportation infrastructure is another land use principle of the Comprehensive Plan. Since the Subject Property abuts the existing Piqua Materials limestone quarry operation to the west and will not cause additional truck traffic, the Proposed Use is compatible with the Comprehensive Plan. The exiting truck traffic bearing will remain as it is today with no additional burden to the existing transportation infrastructure.

In light of the aforementioned, the Proposed Use of the Subject Property can only be characterized as consistent with both the general economic policies of the City and in accordance with its Comprehensive Plan.

4. The proposed special use conforms to all other applicable codes and regulations of the city.

In addition to compliance with the numerous regulatory agencies, Piqua Materials will comply with any and all applicable laws, rules, and regulations of the City.

CONCLUSION:

In short, Piqua Materials employs the best mining practices and has a long-standing reputation for operating in a harmonious manner within its community. Accordingly, and as outlined herein, the use of the Subject Property for mineral extraction is compatible with existing uses and will not adversely impact adjacent properties.

WHEREFORE, Piqua Materials, Inc. respectfully requests that the Planning Commission of Piqua, Ohio approve its Application for a special use permit to allow the Subject Property to be used for: a pit from which limestone is excavated; a processing operation which will include the crushing, screening and washing of limestone products to meet customer specifications; finished material stockpiles; a maintenance facility; sales and customer loading; and customer truck scales.

Respectfully submitted,

[Signature]

Brian P. Barger
EASTMAN & SMITH LTD.
Exhibit A

LIMITED POWER OF ATTORNEY

Eagle Materials, LLC (the “Owner”), an Ohio limited liability company, is the fee owner of the following real estate (the “Subject Property”):

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Legal Description</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>N44-076985</td>
<td>PT IL 7887</td>
<td>6.076</td>
</tr>
</tbody>
</table>

Owner does hereby appoint Piqua Materials, Inc. (the “Company”), an Ohio corporation, with mailing address of 11641 Mosteller Road, Cincinnati, Ohio 45241, as the Attorney-in-fact for the Owner for the limited purpose of securing a special use permit for the extraction, processing, and sale of limestone minerals on the Subject Property from the Planning Commission, City of Piqua, Miami County, Ohio.

Giving unto the Attorney-in-fact full power, authority and discretion to do all things required or permitted to be done in carrying out the purpose for which this power is granted as fully as the Owner could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming that which the Attorney-in-fact or its substitute shall lawfully do or cause to be done by virtue hereof. Persons, public officials, corporations or partnerships dealing with the Attorney-in-fact need not inquire into the authority of the Attorney-in-fact.

A photostatic copy of this Power of Attorney, as executed, given by the Owner or the Attorney-in-fact to any third party shall be conclusive to such third party as to the authority of the Attorney-in-fact to act for the Owner as provided herein, unless and until such third party shall have received written notice from the Owner or the Attorney-in-fact of the revocation or limitation of this Power of Attorney.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]
Executed on the ___ day of December, 2017.

Eagle Materials, LLC

Mark M. Vande Stapp

By:

STATE OF OHIO
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this ___ day of December, 2017
by Mark M. Vande Stapp

MARIA J. ROCK, Notary Public
In and for the State of Ohio
My Commission Expires June 10, 2021

This instrument prepared by:
Brian P. Barger
EASTMAN & SMITH LTD.
100 E. Broad Street, Suite 2100
Columbus, Ohio 43215
Telephone: (614) 564-1464
Facsimile: (614) 280-1777
bpberger@eastmansmith.com
1514.12 Use of explosives.

(A) Explosives shall be used in a manner that prevents injury to persons and damage to public or private property that is located outside the area for which a permit was issued under section 1514.02 or 1514.021 of the Revised Code.

(B) The ground vibration resulting from the use of explosives when measured at any dwelling, public or commercial building, school, church, or community or institutional building that is located outside the area for which a permit was issued under section 1514.02 or 1514.021 of the Revised Code and that is not owned by the operator shall not exceed the frequency-dependent particle velocity limits listed in the "report of investigations 8507, appendix B--alternative blasting level criteria, (1980)," published by the former United States bureau of mines, or other limits established by rule.

(C) The airblast resulting from the use of explosives when measured with a two hertz high-pass system at any location listed in division (B) of this section shall not exceed a level of one hundred thirty-three decibels.

(D) On and after July 1, 2003, all blasting in surface mining shall be conducted by persons who are trained and competent in blasting as certified by the chief of the division of mineral resources management or a certifying authority approved by the chief.

(E) The chief shall adopt, and may amend and rescind, rules in accordance with Chapter 119. of the Revised Code establishing requirements and standards governing all of the following:

1. Seismographic monitoring and alternate methods to prove compliance with the ground vibration limits established under division (B) of this section and the airblast limits established under division (C) of this section;

2. Protection of any building or structure not listed in division (B) of this section;

3. Training, examination, and certification of persons conducting blasting in surface mining and suspension or revocation of certifications;

4. Standard blast warning and all-clear signals;

5. Blasting records and flyrock reporting requirements;


(F) The chief may adopt rules under this section that establish limits on the amount of ground vibration resulting from the use of explosives that is permissible when measured at the locations described in division (B) of this section.

Effective Date: 03-15-2002.
1501:14-3-04 Use of explosives in industrial minerals operations.

(A) General.

(1) The provisions of this rule shall apply to all blasting operations on all Industrial minerals mining and reclamation operations.

(2) Blasting operations shall be conducted in accordance with all applicable state laws and regulations.

(3) For purposes of this rule, "certified blaster" shall mean a blaster who possesses a valid certificate obtained pursuant to rule 1501:13-9-10 of the Administrative Code and "blaster-in-charge" shall mean, for each blast, the certified blaster responsible for the loading of the blastholes (including delay detonator connections), detonation of the blast, and completion of the blast record required under paragraph (E) of this rule.

(4) On and after July 1, 2003, blasting operations shall be conducted only under the supervision of a certified blaster. Only a certified blaster, or a member of the blasting crew under the direct supervision of the certified blaster, may detonate a blast. Any certified blaster who is responsible for conducting blasting operations at a blasting site shall give direction and on-the-job training to persons who are not certified and who are assigned to the blasting crew or assist in the use of explosives at that site.

(5) Certified blasters, and other persons responsible for blasting operations at a blasting site, shall review and know the permittee's blasting plan and site-specific blasting requirements. The permittee shall keep a copy of the current blasting plan and permit map at the permit site for use by employees, contract blasters, and any other persons responsible for blasting operations.

(B) Blasting times.

(1) Blasts may be detonated only between sunrise and sunset. The chief may further limit the time periods for blasting if necessary and reasonable in order to protect the public health and safety.

(2) Blasts may be detonated at other times only in emergency situations where rain, lightning, other atmospheric conditions, or operator or public safety so requires. When a blast is detonated under any of those circumstances, the blaster-in-charge shall document the reason for the late or unscheduled blast in the blast record required under paragraph (E) of this rule.

(C) Blasting signs, warnings, and access control.

(1) All blasting signs required to be posted shall be of uniform design throughout the operation, easily visible, and made of durable material. These signs shall be maintained during all operations to which they pertain and shall conform to local ordinances and codes.

(2) The permittee shall conspicuously place signs reading "BLASTING AREA" along the edge of any blasting area that comes within one hundred feet of any public road right-of-way, and at the edge of blasting areas along access and haul roads within the permit area. In addition to "BLASTING AREA," such signs may include supplemental words or phrases such as "danger" or "do not enter."

(3) At all entrances to the permit area from any road, the permittee shall conspicuously place signs that state "WARNING! EXPLOSIVES IN USE" which clearly explain the meaning of the audible warning and all-clear signals in use.
(4) For each blast, the blaster-in-charge shall define the limits of the blasting area where danger from flyrock exists. The permittee shall be responsible for controlling access to the blasting area to prevent the presence of livestock or unauthorized persons at least ten minutes before each blast, and until the blaster-in-charge has determined that no unusual hazards, such as imminent slides or undetonated charges, exist, and access to and travel within the blasting area can safely resume. The permittee shall not allow anyone to re-enter the blasting area until the blaster-in-charge has confirmed that the all-clear signal has been sounded.

(5) At least one minute, but not more than two minutes before the detonation of a blast, the blaster-in-charge, or someone directed by the blaster-in-charge, shall give an audible warning signal. If the blast is not detonated within two minutes of the audible warning signal, the warning signal shall be repeated as required by this paragraph before the blast is detonated. After the blast has been detonated and the blaster-in-charge has confirmed that the blast area is safe to re-enter, an audible all-clear signal shall be given.

(6) Warning and all clear signals, to be produced by an airhorn, siren or similar device, shall be audible to at least one thousand feet in all directions from the blast site. The warning signal shall consist of three long sounds, each lasting at least five seconds. The all-clear signal shall consist of one long sound lasting at least five seconds.

(D) Control of adverse effects.

(1) Blasting shall be conducted in a manner that prevents injury to persons and damage to public or private property outside the area for which a permit was issued.

(2) "Flyrock," defined as rock, mud or debris (excluding dust or detonation byproducts) ejected from the blast site by the force of a blast, shall not be cast beyond the permit boundary.

(a) If flyrock is cast beyond the permit boundary, the certified blaster shall notify the division of mineral resources management by telephone within two hours after learning of the flyrock incident, and submit a flyrock incident report to the division within three business days after learning of the incident. The report shall be signed by the blaster-in-charge who conducted the blast. The report shall include, at a minimum, a copy of the blast record and all available seismographic data, a sketch of the blast site and rock deposition area, and a detailed explanation of: how the blasts were designed and loaded; who witnessed the blast and where they were located and what they observed; the location and nature of the flyrock deposition (including property owners, type and approximate number of rocks, size and distance range), property damages (if any) and personal injuries (if any); what measures have been taken to repair all property damages (if any) and address all personal injuries (if any); the probable cause of the flyrock incident; and the corrective measures to be taken to prevent another flyrock incident.

(3) Ground vibration, when measured at any dwelling, public or commercial building, school, church, or community or institutional building located outside the permit area and not owned by the permittee, shall not exceed the frequency-dependent particle velocity limits illustrated below, from the "Report of Investigations 8507, Appendix B: Alternative Blasting Level Criteria (1980)," published by the former U.S. Bureau of Mines. When applying the frequency-dependent particle velocity limits, the lower plateau at 0.50 inches per second shall apply at its corresponding frequencies to the nearest dwelling or building listed above, unless the permittee submits to the chief site-specific technical evidence to support application of the higher plateau at 0.75 inches per second, and the chief approves a blast plan modification to that effect.
(4) Airblast, when measured at any dwelling or building listed in paragraph (D)(3) of this rule shall not exceed one hundred thirty-three decibels.

(5) A seismograph shall be used beside the nearest dwelling or building in paragraph (D)(3) of this rule to demonstrate compliance with the ground vibration and airblast limits of paragraphs (D)(3) and (D)(4) of this rule. As an alternative to seismographic monitoring, the blast shall comply with the scaled distance equation, \( W = (D/90)^2 \), where \( W \) is the maximum weight of explosives, in pounds, that can be detonated within any period less than eight milliseconds, \( D \) is the distance, in feet, from the nearest blasthole to the nearest dwelling or building in paragraph (D)(3) of this rule, and ninety is the applicable scaled distance factor.

(6) For structures not listed in paragraph (D)(3) of this rule, such as oil or gas wells, oil or gas transmission and distribution lines, high-voltage steel transmission towers, public water lines, dams, silos, and unoccupied barns and pole buildings, located outside the permit area and not owned by the permittee, a seismograph shall be used beside the nearest structure to demonstrate that the peak particle velocity did not exceed 2.0 inches per second. As an alternative to seismographic monitoring, the blast shall comply with the scaled distance equation, \( W = (D/40)^2 \), where \( W \) is the maximum weight of explosives, in pounds, that can be detonated within any period less than eight milliseconds, \( D \) is the distance, in feet, from the nearest blasthole to the nearest structure, and forty is the applicable scaled distance factor. A higher peak particle velocity limit may be approved for a specific structure if the permittee submits to the chief site-specific technical evidence to support the higher limit, and the chief approves a blast plan modification to that effect.
(7) Any or all of the ground vibration and airblast limits in paragraphs (D)(3), (D)(4) and (D)(6) of this rule may be waived by the current owner or controlling authority of the dwelling, building or structure, provided such waiver is in the form of a written consent, submitted to the division of mineral resources management upon application for a new permit or an amendment to add acreage to an existing permit, or with a request to modify a mining and reclamation plan, and approved by the chief.

(8) All seismographs used to prove compliance with the ground vibration and airblast limits required by this rule shall have seismic and acoustic systems with a minimum frequency range of two to two hundred fifty hertz, with accuracies that meet or exceed the performance specifications for blasting seismographs adopted by the International Society of Explosives Engineers on February 17, 2000, available from the "International Society of Explosives Engineers, Blast Vibrations and Seismograph Section, 30325 Bainbridge Road, Cleveland, OH 44139" or at the website http://isee.org/sections/2SelsPerfSpecs00.pdf. The ground vibration shall be measured as the particle velocity and recorded in three mutually perpendicular directions. The maximum allowable frequency-dependent particle velocity limits and peak particle velocity limits in this rule shall apply in each of the three directions of measurement. Whenever possible, the seismographic measurement shall be made within ten feet of the building or structure being monitored, on the side of the building or structure closest to the blast site.

(9) Any person who operates a seismograph for the purpose of demonstrating compliance with the ground vibration and airblast limits of this rule shall have received appropriate training, for the specific seismograph model(s) in use, in: programming the seismograph(s) to record the blast; positioning the geophone and microphone; coupling the geophone to the ground; extracting the data after the blast in digital and printed form; and understanding the results. Such training shall be received from a representative of the seismograph manufacturer or distributor, or other competent person. A record of such training shall be maintained by the seismograph operator or his or her employer, and made available for inspection by the chief or his or her authorized representative upon request.

(E) Blast records.

(1) The permittee shall retain a record of all blasts for at least three years, and shall make those records available for inspection upon request by the chief or an authorized representative of the chief.

(2) Where blast records are normally kept at an office of the permittee not located on the permit site, the record for each blast shall be on file at that office within five business days after the blast is detonated.

(3) Blast records shall be accurately completed at the mine site by the blaster-in-charge, and shall contain the following data for each blast:

(a) Name of the permittee and permit number;

(b) Name of the firm conducting the blast, if different from the permittee;

(c) Location, date, and time of blast;

(d) Printed name, signature, and certification number of the blaster-in-charge, and the name of each person on the blasting crew;

(e) Relative to the nearest blasthole, the identification of, distance to, direction to, and method used to determine the distance and direction to, the nearest dwelling, public or commercial building, school,
church, or community or institutional building outside the permit area that is not owned by the permittee. The direction shall be stated in degrees, as an azimuth from zero to three hundred sixty degrees. The distance shall be stated in feet, as derived from an aerial photo, a topographic map, conventional field measurement devices (e.g., measuring tape or transit), or electronic devices (e.g., laser-ranging or global positioning system units);

(f) Weather conditions, including temperature and approximate wind direction and velocity;

(g) Type of material blasted;

(h) Number, diameter, and depth of holes;

(i) Depth of subdrilling, where applicable;

(j) Burden and spacing dimensions;

(k) Type, manufacturer, and amount of explosives used, including bulk, bagged, or cartridge-gren explosives, detonating cord, primers, and surface and in-hole delay detonators;

(l) Total weight of explosives used;

(m) Weight of explosives used per hole;

(n) Maximum number of holes and maximum weight of explosives detonated within any period less than eight milliseconds;

(o) The actual scaled distance factor, expressed as the distance from the nearest blasthole to the nearest dwelling or building in paragraph (E)(3)(e) of this rule, divided by the square-root of the maximum weight of explosives detonated in any period less than eight milliseconds;

(p) Type of initiation system used, including the type of blasting machine or other power source, and the types of trunkline and downline systems, if not readily apparent from other information in the blast record;

(q) Sequential timer setting, in milliseconds, if applicable;

(r) Type and length of stemming used per hole;

(s) Sketch of the blast pattern showing all holes, delay pattern (including initiation hole, and hole-to-hole and row-to-row delay detonator locations and periods), location of free faces and previously blasted material, and a north arrow;

(t) Sketch of a typical blasthole cross-section showing the depth and location of stemming and explosive decks, primers, and delay detonators;

(u) Mats or other special protections used;

(v) Seismographic records, when required for compliance, shall be attached to the blast record within fourteen days of the blast, and shall include:

(l) Make, model and serial number of the seismograph, seismic and acoustic trigger levels, and most recent annual calibration date;
(ii) Exact location of the instrument and distance from the blast, and the date and time of the recorded blast event;

(iii) Name of the person and firm operating the seismograph;

(iv) Full waveform printout, including: three mutually perpendicular channels of ground vibration and an airblast channel; dynamic calibration results; a plot of particle velocity versus frequency with a comparison to the frequency-dependent blast vibration limits in paragraph (D)(3) of this rule, based on a half-cycle zero-crossing analysis method; and the peak particle velocity and airblast levels; and

(v) If the seismograph fails to be triggered by the blast, a printout showing the date and time the seismograph was armed and ready to record a blast and the date and time the seismograph was disarmed or shut down, or a written statement including the above information, signed by the seismograph operator and attached to the blast record; and

(w) Reasons and conditions for a late or unscheduled blast.

Effective: 10/06/2011
R.C. 119.032 review dates: 07/14/2011 and 10/06/2016
Promulgated Under: 119.03
Statutory Authority: 1514.12
Rule Amplifies: 1514.011, 1514.02, 1514.12
Prior Effective Dates: 3/24/75, 5/1/03

http://codes.ohio.gov/oac/1501:14-3-04v1
WHEREAS, Piqua Materials Inc., has submitted a request seeking authorization for a rock crushing special use of a 111.576 acre tract of land in a Heavy Industry I-2 zoning district situated near Piqua-Troy Road and Wyndham Way; and,

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing a special use, including holding a public hearing and making a determination regarding the effect of the proposed use upon the surrounding neighborhood, the comprehensive plan of the city, other planning documents, the community as a whole, and other matters relating to the public health, safety, and general welfare; and,

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

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

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

[Table with voting record]

- Mr. Jim Oda: AYE
- Mrs. Cindy Pearson: AYE
- Mr. Stu Shear: ABSTAIN
- Mr. Gary Koennig: AYE
- Mr. Mark Spoltman: AYE

* WITH REFERENCE TO PRESENTATION
CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Piqua Materials, Inc. Phone: (937) 584-2486
   Applicant's Address: 11641 Mosteller Road, Cincinnati, Ohio 45241
   Scodan Investments, Limited Liability Company; and

2. Owner's Name: R. K. Hydro-Vac, Inc. Phone: 
   Owner's Address: 332 Wyndham Way, Piqua, OH 45356

3. Type of legal interest held by applicant: In Contract for the Purchase of Real Estate - See Limited Power of Attorney attached to Application for authority.

4. Location of Special Use Permit request
   A. Legal description (lot No. or attach legal description): See attached Application
   B. Address: Piqua Troy Road/ 322 Wyndham Way, Piqua, OH 45356

5. Existing zoning: I-2 Heavy Industrial
6. Existing usage: Industrial - vacant land

7. Proposed usage: Extraction, processing, and sale of limestone minerals. See attached Application.


10. Describe the reason for the requested special use:
    Expansion of existing limestone quarry. See attached Application for a more detailed description of the proposed use and explanation of the regulatory agencies involved.

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

Signature of Applicant: ___________________________ Date: 8-3-17
Signature of Owner: ___________________________ Date: 8-3-17

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

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

$100.00 Fee Paid ✓ Date Fee Paid 8-4-2017 Check in the amount of $100 enclosed herewith.
Receipt No. 190226 P.C. Res. No. _______
RESOLUTION No. PC 5-18

WHEREAS, MV Residential Development LLC, Applicant for Transformed Life Church owner of the subject property located at 428 Wood Street, in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcels N44-251255, N44-250600, N44-250603, N44-250563, N44-250562, N44-250604, N44-250564, N44-028481, and N44-251250 from I-1 (Light Industrial) to R-3 (Multi-family Residential); and

WHEREAS, Section 154.024 (B)(1)(d) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Zoning Change request for Development of 62-Unit Multifamily Apartment Community at this location; 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, and the adjacent property values will not be negatively affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _________ hereby moves to recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member _________, and the voting record on this motion is hereby recorded as follows.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name  MV Residential Development LLC  Phone 513-588-1257

   Applicant's Address  9349 WaterStone Blvd, Cincinnati, OH 45249

2. Owner's Name  Transformed Life Church  Phone 937-773-4004

   Owner's Address  421 Wood St, Piqua, OH 45356

3. Type of legal interest held by applicant  Contract Purchaser

4. Location of Rezoning request

   A. Legal description (Inlot No. or attach legal description)
   B. Address 428 Wood St (Parcel IDs: N44251255, N44028481, N44250600, N44250603, N44250563, N44250562, N44250604, N44250564, N44250606)

5. Existing zoning  I-1 Light Industrial

6. Existing usage  vacant structure

7. Proposed zoning  R-3 Multi-Family Residential

8. Proposed usage  Multi-family residential

9. Is this "Request for Zoning" contingent upon annexation?  Y  N  X

10. Describe the reason for the requested rezoning:  Rezoning requested to allow for development of 62-unit multifamily apartment community.

11. Has a Rezoning Request for this location been made before?  Y  N

   If yes, give date of previous application

12. No. of site plans submitted (16 required UNLESS waived)  16

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

Signature of Applicant

Signature of Owner

Date

Date

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

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

Fee paid  100.00  Date fee paid  12-12-17

Receipt no.  190295  P.C. Res. no.  5-18
RESOLUTION No. PC 6-18

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

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

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

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

NOW THEREFORE BE IT RESOLVED, board member ______________________ 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.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Roxanne Winton Phone: (937) 570-9941
   Applicant's Address: 820 Caldwell St, Piqua, Ohio

2. Owner's Name: Roxanne Winton Phone: (937) 570-9941
   Owner's Address: 820 Caldwell St

3. Type of legal interest held by applicant: Owner

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description): N44° 00'0" R30
   B. Address: 413 North Main St

5. Existing zoning: CBD

6. Existing usage: Vacant

7. Proposed usage: Dog Grooming

8. Proposed special usage: Dog Grooming

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

10. Describe the reason for the requested special use:

     Going to be doing Dog Grooming

     2nd and 3rd floor will remain as apartments

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

Signature of Applicant: __________________________ Date: 11/29/17

Signature of Owner: __________________________ Date: 11/29/17

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

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

$100.00 Fee Paid: 100.00 ✓ Date Fee Paid: 11-29-17

Receipt No. 190291 P.C. Res. No. 10-18
WHEREAS, City of Piqua, has submitted a street right-of-way dedication plat for Looney Road and Garbry Road, containing 0.503 acres, located in the City of Piqua, Ohio; and,

WHEREAS, the City of Piqua Planning Commission shall review such request and make recommendation;

WHEREAS, the dedication plat has been reviewed for compliance with Charter Section 97 of the City of Piqua Code; 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, and the adjacent property values will not be negatively affected.
□ Is compatible with the general economic development policies of the City.
□ Conforms to all other applicable codes and regulations of the city.

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

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
LOONEY ROAD DEDICATION

SITUATED IN THE STATE OF OHIO, COUNTY OF MIAMI, CITY OF PIQUA, AND IN SECTION 30, TOWNSHIP 11, RANGE 11. BETWEEN THE MISSISSIPPI SURVEY, CONTAINING 0.127 ACRES OF LAND, MORE OR LESS, AND 0.127 ACRES BEING PART OF LOT 8172 AND PART OF THAT TRACT OF LAND CONVEYED TO CITY OF PIQUA BY DEED OF RECORD IN DEED BOOK 650, PAGE 750, RECORDER'S OFFICE, MIAMI COUNTY, OHIO.

The undersigned, CITY OF PIQUA, an Ohio municipal corporation, by GARY A. HUFF, City Manager, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "LOONEY ROAD DEDICATION", does hereby accept this plat of same and dedicates to public use, as such, all of Looney Road shown herein and not herefore dedicated.

SURVEY DATA:
BASES OF BEARINGS: Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CHRI base stations in the National Spatial Reference System. A bearing of South 0° 47' 15" West, assigned to the weatherly right-of-way line of Looney Road, is designated the basis of bearings for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Miami County, Ohio.

IRON PINS: Iron pins, where indicated herein, unless otherwise noted, are to be set and are iron pipes thirteen centimeters in diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated herein, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to accommodate the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cup stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

In Witness Whereof, GARY A. HUFF, City Manager of CITY OF PIQUA, has hereunto set his hand this day of __________, 2019.

Signed and Acknowledged In the presence of:

___________________________
GARY A. HUFF,
City Manager

STATE OF OHIO
COUNTY OF MIAMI on:

Before me, a Notary Public in and for said State, personally appeared GARY A. HUFF, City Manager of CITY OF PIQUA, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said CITY OF PIQUA, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of __________, 2019.

My commission expires __________

Notary Public, State of Ohio

EMHT INC.

We do hereby certify that we have surveyed the above premises, prepared the attached plan, and the plat is correct. All dimensions are in feet and tenths only.

O = Iron pin (See Survey Data)
A = R.R. Spike found
® = Permanent Marker (See Survey Data)

___________________________
Professional Surveyor No. 7865

20 Dec 17
EMERGENCY ORDINANCE NO. 9-17

AN EMERGENCY ORDINANCE TO DEDICATE PUBLIC RIGHT-OF-WAY

WHEREAS, on December 15, 2015, Piqua City Commission approved Resolution No. R-165-15 to design a roundabout at the intersection of Looney and Garbry Roads; and

WHEREAS, The City is responsible for acquiring the right-of-way for the construction of the roundabout and in researching the adjacent properties, it was discovered that the City of Piqua is an owner of a parcel that requires dedication of the right-of-way for a continued public purpose; and

WHEREAS, the City Engineer has been working with ODOT to obtain the needed rights-of-way from all property owners and consents to the dedication for the construction of the roundabout.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring, that:

SEC. 1: This Commission hereby takes the action necessary to authorize and approve the dedication of a portion of public right of way known as Parcel 11 WD (QC), T on Looney and Garbry as described in Exhibit “A” attached hereto.

SEC. 2: This Commission hereby finds that it is necessary to dedicate the right-of-way for the described property in Exhibit A for the public purpose of constructing a roundabout at the intersection of Looney and Garbry Roads.

SEC. 3: The City Manager shall cause the affected portion of right of way to be dedicated and all appropriate and necessary legal instruments supporting such action to be properly recorded.

SEC. 4: This Ordinance is declared an emergency for the immediate preservation of the public peace, health or safety in the City of Piqua as the construction of a roundabout cannot move forward without the dedication of the right-of-way and therefore the City of Piqua would risk losing the grant funding provided for the project.

KATHRYN B. HINDS, MAYOR

PASSED: August 15, 2017

ATTEST: KIMBERLY J. HEBB

ACTING CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by Commissioner Judy Terry and on roll call the following vote ensued:

Mayor Kathryn B. Hinds
Commissioner John Martin
Commissioner William Vogt

Commissioner Judy Terry
Commissioner Joseph Wilson

AYE
AYE
AYE
EXHIBIT A

PARCEL 11-WD
MIA-LOONEY/GARBRY
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF PIQUA, MIAMI COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of right-of-way of Garbry Road (County Road 192) and left side of the centerline of right-of-way Looney Road (County Road 194) as shown on a centerline survey plat made in 2017 for the County of Miami, Ohio, titled "MIA-LOONEY/GARBRY" as recorded in Plat Book 26, Pages 48 and 48A of the records of Miami County:

Situated in the State of Ohio, County of Miami, City of Piqua, being part of the 0.503 acre tract, being all the remainder of Inlot 8172 of the City of Piqua as shown in Lot Survey 22, Page 83, and conveyed to City of Piqua by deed of record in Deed Book 650, Page 730, and described as follows:

Beginning for Reference at a concrete monument set (Ohio Department of Transportation Type "A" Monument) at the intersection of the centerline of right-of-way of Garbry Road with the centerline of right-of-way of Looney Road, as shown on Plat Book 16, Page 24 and Plat Book 18, Page 90, located on centerline of right-of-way station 10+00.00 for Looney Road and on centerline of right-of-way station 5+00.00 for Garbry Road;

thence South 84 Degrees 58 Minutes 16 Seconds West, with the centerline of right-of-way of said Garbry Road, passing railroad spikes found at 40.65 feet and 85.43 feet, a distance of 85.46 feet, to the northeasterly corner of a tract of land conveyed to Aaron Leroy Feathers and Saundra L. Feathers by deed of record in Deed Book 511, Page 200, located on centerline of right-of-way station 4+14.54 for Garbry Road;

thence South 04 Degrees 41 Minutes 25 Seconds West, with the easterly line of said Feathers tract, a distance of 30.44 feet to the northernmost corner of said 0.503 acre tract, the southerly existing right-of-way line of Garbry Road and the westerly existing right-of-way line of Looney Road, located 30.00 feet right of centerline right-of-way station 4+09.40 for Garbry
EXHIBIT A

Road and 83.42 feet left of centerline right-of-way station 9+53.63 for Looney Road, said point being the True Point of Beginning, (reference a 5/8" rebar located 30.50 feet right of centerline right-of-way station 4+09.74 for Garbry Road);

thence with the easterly line of said 0.503 acre tract and said westerly existing right-of-way line, the following two courses:

South 29 Degrees 23 Minutes 14 Seconds East, a distance of 75.49 feet, to a point, located 40.00 feet left of centerline right-of-way station 8+91.87 for Looney Road, (reference a 5/8" rebar located 39.51 feet left of centerline right-of-way station 8+90.97 for Looney Road);

South 05 Degrees 43 Minutes 16 Seconds West, a distance of 101.87 feet, to an iron pin set, located 40.00 feet left of centerline right-of-way station 7+90.00 for Looney Road;

thence North 84 Degrees 16 Minutes 44 Seconds West, across said 0.503 acre tract, a distance of 40.47 feet, to an iron pin set on the westerly line of said 0.503 acre tract and easterly line of said Feathers tract, located 80.47 feet left of centerline right-of-way station 7+90.00 for Looney Road;

thence North 04 Degrees 41 Minutes 25 Seconds East, with said westerly and easterly lines, a distance of 163.65 feet, to the True Point of Beginning, containing 0.127 acre of which 0.000 acre is within the present roadway occupied and is contained within Auditor's Parcel Number N44-251015.

All references are to the records of the Recorder's Office, Miami County, Ohio, unless otherwise noted.

Iron pins set, as shown on said Right-of-Way plans, in the above description are 3/4 inch steel rod, thirty (30) inches long with a 2" diameter aluminum cap stamped "FMRT INC."

All bearings shown are for project use only. The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

This description was prepared by John C. Dodgion, Registered Surveyor No. 8069, based upon a survey by Evans, Mechwart, Hambleton & Tilton, Inc. in April 2016.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

STATE OF OHIO

JOHN C. DODGION

S-8069

REGISTERED SURVEYOR

04/14/2017

John C. Dodgion
Professional Surveyor No. 8069
RESOLUTION No. PC 8-18

WHEREAS, City of Piqua, has submitted a request to change the zoning designation of Inlot N44-250084 from OS (Open Space) to I-1 (Light Industrial); and,

WHEREAS, Section 154.141 of the City of Piqua Code of Ordinances provides the procedure for authorizing a zoning amendment, including holding a public hearing and making a determination regarding the effect of the proposed zoning change upon the surrounding neighborhood, the comprehensive plan of the city, other planning documents, the community as a whole, and other matters relating to the public health, safety, and general welfare; 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, and the adjacent property values will not be negatively affected.

□ Is compatible with the general economic development policies of the City.

□ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ________ hereby moves to recommend _________ of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member __________, and the voting record on this motion is hereby recorded as follows.

<table>
<thead>
<tr>
<th>Name</th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Jim Oda</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Gary Koenig</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Stu Shear</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mrs. Cindy Pearson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Mark Spoltman</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name  CITY OF PIQUA  Phone  
   Applicant's Address  201 W. WATER ST.  

2. Owner's Name  CITY OF PIQUA  Phone  
   Owner's Address  201 W. WATER ST.  

3. Type of legal interest held by applicant  OWNERSHIP  

4. Location of Rezoning request  
   A. Legal description (Inlot No. or attach legal description)  
   B. Address  9300 N SR 66  

5. Existing zoning  OS  

6. Existing usage  VACANT WATER TREATMENT PLANT  

7. Proposed zoning  I-1  

8. Proposed usage  LIGHT INDUSTRIAL USE NURSE  

9. Is this “Request for Zoning” contingent upon annexation?  Y  N  

10. Describe the reason for the requested rezoning:  ADAPTIVE REUSE OF EXISTING FACILITIES  

11. Has a Rezoning Request for this location been made before?  Y  N  
   If yes, give date of previous application  

12. No. of site plans submitted (16 required UNLESS waived)  

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

Signature of Applicant  
Signature of Owner  

Date  12-30-2017  
Date  1-30-2017  

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

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

$50.00 Fee paid  
Date fee paid  
Receipt no.  
P.C. Res. no.  

December 29, 2017

*** PUBLIC HEARING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a public hearing at the time and location stated below.

**TIME:** 6:00PM  
**DATE:** Tuesday, January 9, 2018  
**LOCATION:** Commission Chambers – 2nd Floor  
Municipal Government Complex  
201 W. Water Street

This letter serves to notify persons who may have an interest in an agenda item to be discussed at the above referenced public hearing. A public hearing affords citizens and other parties with standing the opportunity to speak in favor of, or object to, an item submitted for consideration. If you desire to state your opinion concerning this matter and will be unable to attend the public hearing, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

You may view the Planning Commission agenda packet in its entirety online at [http://www.piquaoh.org/agenda_plan_comm.htm](http://www.piquaoh.org/agenda_plan_comm.htm) or by visiting the Development Office.

Please contact the Development Department at (937) 778-2049 if you have any questions pertaining to this notice.

Christopher W. Schmiesing  
City Planner  
Enc.
## Planning Commission
### Mailing List
#### January 9, 2018

<table>
<thead>
<tr>
<th>RESOLUTION</th>
<th>PARCEL</th>
<th>NAME</th>
<th>MAILING ADDRESS</th>
<th>CITY STATE ZIP</th>
</tr>
</thead>
<tbody>
<tr>
<td>PC 4-18</td>
<td>J27-002960</td>
<td>Cromes, Louise</td>
<td>20 Norbert Dr</td>
<td>Troy, OH 45373</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-002760</td>
<td>PolySource Inc</td>
<td>1590 W Stabler Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>N44-078586</td>
<td>3-Mur Enterprises</td>
<td>2148 Ontario Ct</td>
<td>Sidney, OH 45365</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-002150</td>
<td>LAM Industries</td>
<td>6347 Lyndon Dr</td>
<td>Dallas, TX 75225</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>N44-077638</td>
<td>Scodan Investments</td>
<td>322 Wylyham Way</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>N44-077650</td>
<td>Diemark Investments LTD</td>
<td>95 S College St</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>N44-077648</td>
<td>Westcon Inc</td>
<td>PO Box 1735</td>
<td>Bismarck, ND 58502</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>N44-076960</td>
<td>Phillips, Scott</td>
<td>9640 Piqua Lockington Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-001350</td>
<td>Rasmann, Jeri A</td>
<td>8534 E Kenny Rd</td>
<td>Cincinnati, OH 45249</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-001750</td>
<td>LAM Industries</td>
<td>6247 Lyndon Dr</td>
<td>Dallas, TX 75225</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-001950</td>
<td>Piqua Materials</td>
<td>11641 Mosteller Rd</td>
<td>Cincinnati, OH 45241</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-001450</td>
<td>Blankley, Geoyene Penn</td>
<td>6250 N Piqua - Troy Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 4-18</td>
<td>J27-001450</td>
<td>Eastman &amp; Smith LTD</td>
<td>100 E Broad St Suite 2100</td>
<td>Columbus, OH 43215</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>MV Residential Development LLC</td>
<td>9349 Waterstone Blvd</td>
<td></td>
<td>Cincinnati, Ohio 45249</td>
</tr>
<tr>
<td>PC 5-18</td>
<td></td>
<td>Transformed Life Church</td>
<td>421 Wood Street</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-010700</td>
<td>Ritas Kiser</td>
<td>114 S Roebkefield</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-010660</td>
<td>Roy Howard</td>
<td>P.O. Box 810</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-010640</td>
<td>John Bowser Jr. &amp; Rifflie Jo Yount</td>
<td>410 Wood Street</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-008130</td>
<td>VSF Investments 2 LTD</td>
<td>1268 E. Ash Street</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-010590</td>
<td>Rickley, L. Karen L. Seigel</td>
<td>341 Ellerman St</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-011960</td>
<td>Terry Black</td>
<td>360 Ellerman Street</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-023810</td>
<td>John Sloan</td>
<td>9475 Mecksbroth Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 5-18</td>
<td>N44-023820</td>
<td>David Ashor</td>
<td>437 Wood Street</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 6-18</td>
<td>Roxanne Winnow</td>
<td>413 N. Main Street</td>
<td>Piqua, OH 45356</td>
<td></td>
</tr>
<tr>
<td>PC 6-18</td>
<td>N44-000860</td>
<td>Lonnie Piecsant</td>
<td>10380 St. Rd 40</td>
<td>Covington, OH 45318</td>
</tr>
<tr>
<td>PC 6-18</td>
<td>N44-000880</td>
<td>Gregerson Real Property</td>
<td>9450 N. Heidel Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 6-18</td>
<td>N44-001580</td>
<td>Douglas &amp; Teresa Zip</td>
<td>315 Bird Song Dr</td>
<td>Vandalia, Ohio 45377</td>
</tr>
<tr>
<td>PC 7-18</td>
<td>Ferguson Construction</td>
<td>409 Canal Street</td>
<td>Sidney, OH 45365</td>
<td></td>
</tr>
<tr>
<td>PC 7-18</td>
<td>N44-077662</td>
<td>Aaron Feathers</td>
<td>1130 Garby Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 7-18</td>
<td>N44-072892</td>
<td>Buckeye State Mutual Ins. Company</td>
<td>1 Heritage Place</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 7-18</td>
<td>N44-072845</td>
<td>Advanced Agri-Solutions</td>
<td>P.O. Box 870</td>
<td>Fremont, OH 43420</td>
</tr>
<tr>
<td>PC 7-18</td>
<td>N44-078594</td>
<td>Windermere Woods LLC</td>
<td>4284 DeWeese Rd</td>
<td>Troy, Ohio 45373</td>
</tr>
<tr>
<td>PC 7-18</td>
<td>N44-078570</td>
<td>Davis McMillan W. Trustee</td>
<td>1221 Garby Rd</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 8-18</td>
<td>M40-046000</td>
<td>Robert &amp; Amanda Crump</td>
<td>327 St Rd 66</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 8-18</td>
<td>M40-045600</td>
<td>Jeffrey Henn</td>
<td>514 S. Main Street</td>
<td>Piqua, OH 45356</td>
</tr>
<tr>
<td>PC 8-18</td>
<td>M40-046700</td>
<td>Jamilah Mummford</td>
<td>5125 N. Ramgade Rd</td>
<td>Covington, OH 45318</td>
</tr>
<tr>
<td>PC 8-18</td>
<td>City of Piqua</td>
<td>201 W. Water Street</td>
<td>Piqua, OH 45356</td>
<td></td>
</tr>
</tbody>
</table>