

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, JUNE 11, 2019
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET**

CALL TO ORDER

- | | |
|-------------------|----------------------|
| 1. Chair Comments | Opening Remarks |
| 2. Roll Call | Clerk Calls the Roll |

OLD BUSINESS

- | | |
|--------------------|---------------------------------|
| | None |
| 3. Meeting Minutes | May 14, 2019 PC Meeting Minutes |

NEW BUSINESS

- | | |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 4. Resolution PC 7-19 | A Resolution to consider a special use child day care center located at the address 8620 N County Rd 25A, Suite 2 Parcel Number N44-073740 |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|

OTHER BUSINESS

ADJOURNMENT

PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, MAY 14, 2019
MUNICIPAL GOVERNMENT COMPLEX
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CALL TO ORDER

At approximately 6:00pm Chairman Oda called the meeting to order and welcomed Kyrsten French in attendance, to her new role as City Planner. Mr. Oda outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Gary Koenig, Joe Wilson, Jim Oda, Cindy Pearson, Stu Shear

MEETING MINUTES

The minutes of March 12, 2019 Planning Commission Meeting were approved 5-0 by voice vote.

NEW BUSINESS

No new business was brought to the Planning Commission at this time.

OTHER BUSINESS

Proposed code amendment to allow accessory structure as principal permitted use.

Mr. Schmiesing reported that a current code violation has prompted the Planning Commission to have a discussion regarding an amendment to the code to allow for an accessory structure as a principal permitted use. In this case, the principal structure has been condemned as a result of deferred maintenance and needs to be demolished. The current code:

154.127 DEMOLITION STANDARDS; PERMIT REQUIREMENT states that demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to the building being demolished; and the demolition and excavation of all footers, foundations, slabs, service sidewalks, and improvements incidental to any buildings accessory to the building being demolished.

It was discussed that there are special circumstances in which a special use permit could be obtained in order to allow an accessory structure as a principal structure. Rare situational provisions have been accepted in the past through this process concerning older neighborhoods and contiguous lots. The commission members discussed that obtaining a special use permit has provided a positive outcome in regard to complying with zoning standards and maintaining residential character. A special use provides the opportunity for those with a unique circumstance to apply and bring to the Planning Commission for

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thoughtful consideration. It was also noted that many communities do not allow for a special use possibility.

The Planning Commission discussed the complications that may arise with a garage as a primary structure, such as renting out for auto repair. If the code was altered to generally allow for this type of use, it was predicted to open up additional misuse of residential zoning. After further discussion, there was no recommendation to amend the code as it relates to allowing an accessory structure as a principal permitted use.

Code Piqua

Mr. Schmiesing shared with the Planning Commission that the mobility framework map and diagnostics report are complete and available for review on the www.codepiqua.com website. Mr. Schmiesing noted there was a pause in progress on the CodePIQUA project as a result of recent vacancies in Development Department staff positions and indicated that the vacant positions have been filled and progress on the project will now resume. Ms. Kyrsten French shared with the Planning Commission a CodePIQUA document that included a Project Timeline, Proposed Functional Classification of Citywide Roadways/Street Cross-Sections, Truck Routes: Mobility Map, Roadway Classification, Street Cross-Sections, Bike Connections: Mobility Map and Street Cross Sections.

Mr. Schmiesing reported that he and Ms. French recently had a reboot call with Code Studio to discuss the framework, boundaries, attributes and setback information within the code language. CodePIQUA will provide concise information and to allow citizens to view the code as it relates to individual neighborhoods.

The proposed plan will eliminate truck routes leading to the downtown area and provide an alternate route. The Planning Commission discussed truck traffic and bike connections within the community as well as overall cross sections and possible radius improvements. CodePIQUA will ultimately reflect unified traffic routes to mitigate risk, improve safety and eliminate guess work for bicycle and truck traffic patterns.

Prioritizing projects will depend on traffic need as well as funding. This is thought to be a five year plan. Community stakeholders are part of the planning process and local values and preferences will be reflected in the finished work. Mr. Schmiesing indicated that once the Code Piqua plan is finalized, there will be further discussion on planning projects, as well as implementing plans. It was noted that this project is anticipated to be complete in roughly 6 months.

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ADJOURNMENT

With no other questions, comments or business before the Planning Commission, a motion was made by Mr. Shear and seconded by Mr. Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at 7:05 P.M.

Attending the meeting to record and prepare the meeting minutes provided herein was Bethany Harp, Administrative Assistant, City of Piqua Development Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.

RESOLUTION No. PC 7-19

WHEREAS, Amy Escobar has submitted a request seeking consideration of a special use child day care center located at the address 8620 N County Rd 25A, Suite 2, Parcel Number N44-073740, zoned B

WHEREAS, section 154.140 of the City of Piqua Code of Ordinances provides the procedure for authorizing a the approval of a special use request; 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 herby recorded as follows.

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

CITY OF PIQUA, OHIO

Application for Special Use Permit

- 1. Applicant's Name Amy Escobar Phone 937-570-7993
Applicant's Address 910 Boone St. Piqua, OH 45356
- 2. Owner's Name Thom Baker, ATN Investments, LLC Phone 937-606-0552
Owner's Address 12877 Kirkwood Rd Sidney, OH 45365
- 3. Type of legal interest held by applicant LLC

- 4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) Inlot No 7417
B. Address 8620 N. County Rd 25A Suite 2

- 5. Existing zoning B
- 6. Existing usage Vacant - previously ChristianLife Center Satellite
- 7. Proposed usage —
- 8. Proposed special usage Child Care Center
- 9. No. of plot plans submitted (16 required UNLESS waived) 16

10. Describe the reason for the requested special use:
We wish to provide much needed child care in the Piqua area for children, infants through preschool aged.

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

Signature of Applicant [Signature] Date 5/10/19
Signature of Owner [Signature] member Date 5/10/19

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 X | Date Fee Paid 5/13/19
Receipt No. 228747 | P.C. Res. No. _____



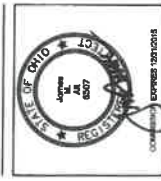
ALT Architecture Inc.
Architect - Engineering
Interior Architecture - Planning

2440 Center Street
Beverly Hills, CA 90210
Tel: 310.477.1111
info@altarchitecture.com

ONE Tenth Avenue, N.E. 47th Street, N.E.
Bellevue, WA 98004
Tel: 206.461.1111
info@altarchitecture.com

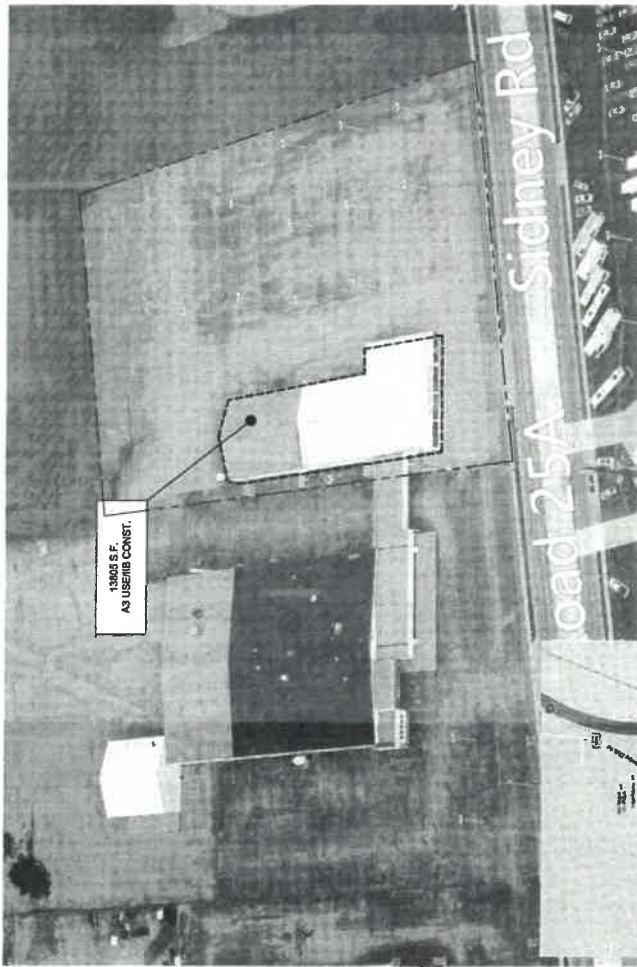
CHRISTIAN LIFE CENTER BERKLIQA
PIQUA, OH
45358

CHRISTIAN LIFE CENTER
3484 LITTLE YORK ROAD
DAYTON, OH
45414



NO.	DATE	DESCRIPTION
1	05/17/18	ISSUED FOR PERMIT
2	05/17/18	
3	05/17/18	
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- para 101.2 Pursuant to the provisions of the OBC as amended and adopted I hereby certify that the improvements herein proposed comply with the provisions of the OBC as amended and adopted and any rules adopted by the Board.
- para 1001.1 The applicable codes for the application are as follows:
 Building Code: 2011 OBC (Ohio Building Code)
 Mechanical Code: 2011 OBC (Ohio Building Code)
 Gas Code: 2009 IFGC (International Fuel Gas Code)
 Electrical Code: 2011 OBC (Ohio Building Code)
 Plumbing Code: 2011 OBC (Ohio Building Code)
 Fire Code: 2011 OBC (Ohio Building Code)
 Fire Prevention Code: 2011 OBC (Ohio Building Code)
 Fire Alarm Code: 2011 OBC (Ohio Building Code)
 Fire Sprinkler Code: 2011 OBC (Ohio Building Code)
 Fire Extinguisher Code: 2011 OBC (Ohio Building Code)
 Fire Alarm and Signaling Code: 2011 OBC (Ohio Building Code)
 Fire Alarm and Signaling Code: 2011 OBC (Ohio Building Code)
 Fire Alarm and Signaling Code: 2011 OBC (Ohio Building Code)
- para 1001.1.1 The proposed use is as follows:
 1. Proposed use is as a place of religious worship in that it is a religious assembly building for one or more churches.
 2. Change of Use proposed.
- para 303.1 The proposed use is as a place of religious worship in that it is a religious assembly building for one or more churches. Use and Occupancy is A-2.
- para 410.4 The structure will contain a platform. Construction will comply with the provisions of the OBC as amended and adopted. Paragraph including that it will be of non-combustible construction.
- para 601 The proposed construction type is III (non-combustible).
- para 603 Height and area calculations are as follows:
 1. tabular calculations:
 - 1 tabular calculation: 9,000 sq ft below tabular area
 - 1 tabular calculation: 14,500 sq ft above tabular area
 2 floor plate actual: 13,797 sq ft
- para 601 All structural elements are rated at 0 hours.
- para 602 There are no qualified incidental use rooms or spaces proposed as a part of the application.
- para 603.1 10% limit as a part of the application.
- para 603.3 This structure is proposed with an NFPA 13 compliant automatic fire suppression system.
- para 707.2.9 A 2x8 joist for bracing is proposed to suspend the worship space from the balance of the building.
- para 803.5 Interior wall and ceiling finishes are regulated and proposed as follows:
 rooms and spaces: Class C
- para 803.2.1 An NFPA 72 compliant manual fire alarm system is required and provided under separate application.
- para 1004.1.1 Basic occupancy load calculations are as follows:
 1. 100 sq ft per person.
 2. 100 sq ft per person.
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- para 1004.1.9 All exit doors and all other doors forming a part of a required means of egress are provided with panic hardware.
- para 1011.1 Illuminated exit signs are provided in compliance with minimum requirements.
- para 1014.8 Common path of travel compliance has been met.
- para 1016.1 There are no corridors forming a part of an exit access.
- para 1018.1 Both number and location are shown on the drawings.
- para 1025.7 There are no floor mats. Ceiling arrangements shall comply.
- para 1026.8 There are no floor mats. Ceiling arrangements shall comply.
- para 1103.1 Compliance accessibility requirements are shown on the drawings.
- para 2002.1 Toilet facilities are proposed as follows:
 Tabular calculation of occupant load is 442.
 1. men (O.C. 2217/18) 2 WC req'd. 3
 2. women (O.C. 2217/18) 2 WC req'd. 3
 3. total (O.C. 2217/18) 4 WC req'd. 6
 4. total (O.C. 2217/18) 4 WC req'd. 6
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PROJECT CONTACTS

OWNER
Christian Life Center
3484 Little York Road
Dayton, OH 45414
Tel: 937.233.1111
www.christianlifecenter.com

ARCHITECT
ALT Architecture Inc.
2440 Center Street
Beverly Hills, CA 90210
Tel: 310.477.1111
info@altarchitecture.com

DESIGN PROFESSIONAL OF RECORD

NO.	TITLE	DESIGN PROFESSIONAL OF RECORD	RELEASE
01	COVER SHEET	ALT Architecture Inc.	05/17/18
02	FOUNDATION AND DOORS	ALT Architecture Inc.	05/17/18
03	MECHANICAL	ALT Architecture Inc.	05/17/18
04	ELECTRICAL	ALT Architecture Inc.	05/17/18
05	PLUMBING	ALT Architecture Inc.	05/17/18
06	FIRE ALARM AND SIGNALING	ALT Architecture Inc.	05/17/18
07	OTHERS	ALT Architecture Inc.	05/17/18
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VICINITY MAP

SCALE 1" = 100'

DATE 05/17/18

PROJECT NO. 18-001

OWNER Christian Life Center

ARCHITECT ALT Architecture Inc.

DESIGN PROFESSIONAL OF RECORD James M. Kiser, No. 62077

RELEASE 05/17/18

PROJECT CONTACTS

OWNER
Christian Life Center
3484 Little York Road
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Tel: 937.233.1111
www.christianlifecenter.com

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PROJECT NOTES

1. All work shall conform to the OBC as amended and adopted.

2. All work shall conform to the OBC as amended and adopted.

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31. All work shall conform to the OBC as amended and adopted.

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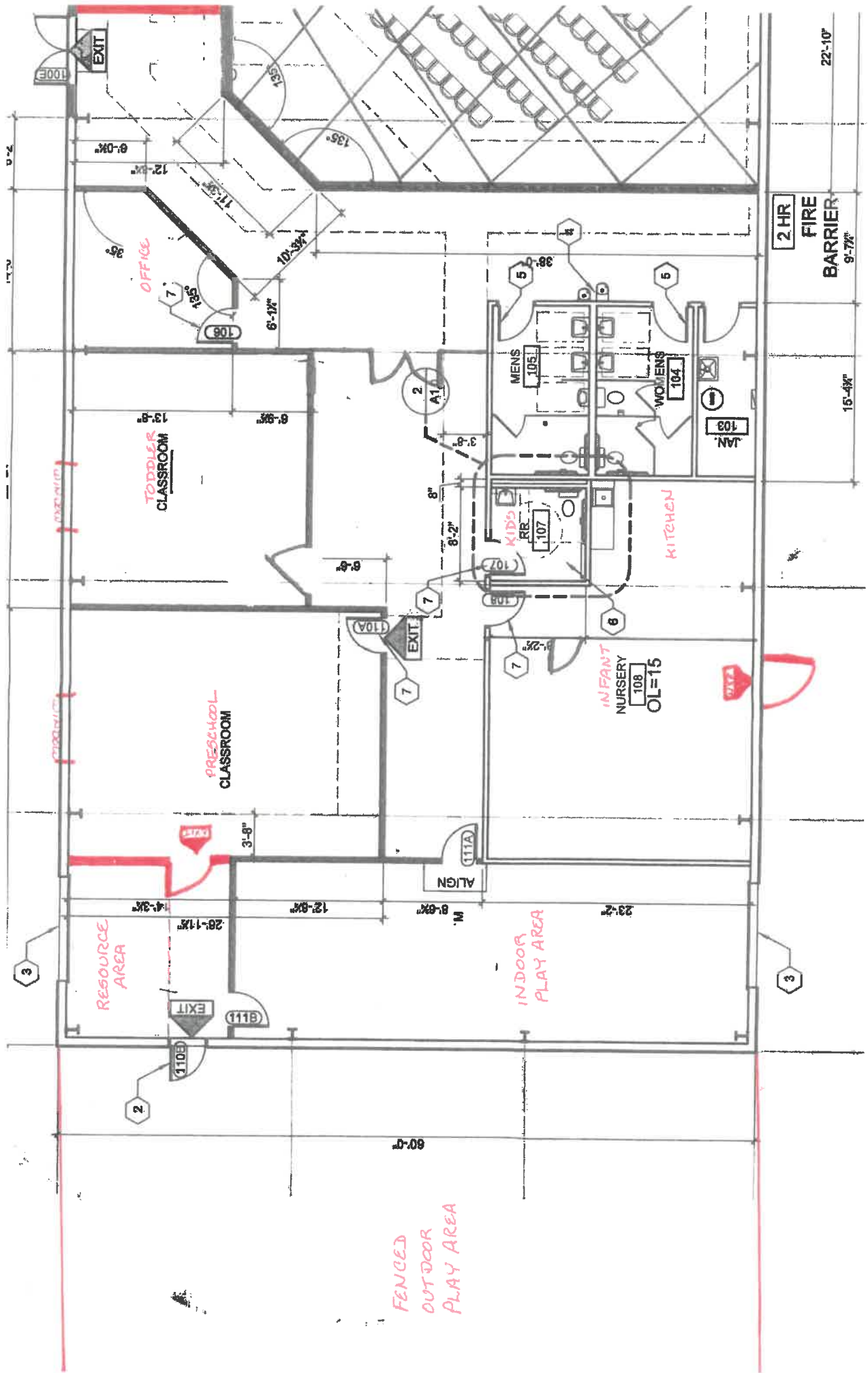
48. All work shall conform to the OBC as amended and adopted.

49. All work shall conform to the OBC as amended and adopted.

50. All work shall conform to the OBC as amended and adopted.

GRAPHICS KEY

SCALE	NO.	DESCRIPTION
1" = 100'	01	MECHANICAL
1" = 100'	02	ELECTRICAL
1" = 100'	03	





Parcel (zoning)

OBJECTID	23
PTL_CODE	PARCEL
ID	913
PARCEL	444073742
SNOA	8648264 00000
ZONED	E
Shape_Length	2327.83801
Shape_Area	262070.8524

Parcel ID: 237 1

Data for Parcel M44-073740

View and Print State Query Tax Map Parcel Details Parcel History Parcel Images Parcel Documents

Basic Data

Parcel: M44-073740
 Owner: ATN INVESTMENTS LLC
 Address: 8623 N CO RD 25A

Legal Description: ATN INVESTMENTS LLC
 Address: 12877 CRYSTAL RD
 City State Zip: SEDEN, CO 81561

County: DYE SW CO
 Township: 102N 04E 14E
 Section: 102N 04E 14E
 Acreage: 100.00

Legal Address: 12877 CRYSTAL RD
 Land Use: COMMERCIAL
 Assessed Value: \$1,200,000
 Annual Tax (Does not include delinquencies): \$1,200.00
 Parcel Number: 012000010100000000



Owner Name: ATN INVESTMENTS LLC
 Address: 8623 N CO RD 25A
 City State Zip: SEDEN, CO 81561

Investment Structure: 25% Sublease
 Year(s) Acquired: 2013
 Name of Property: New Construction
 Unused Property: No
 Parcel Number: 012000010100000000

Parcel Number: 012000010100000000
 Parcel Name: 012000010100000000

BUSINESS PLAN

Play Learn Grow Child Care LLC.

Location: 8620 N. County Rd. 25A, Suite 2, Piqua, OH 45356

Owners: Amy Escobar – Manager

Tracy Leonard – Administrator

Contact information: Amy 937-570-7993 (c)

Tracy 937-214-0896 (c)

Email: playlearngrowcc@gmail.com

Date: May 15, 2019

Executive Summary:

Amy Escobar and Tracy Leonard, as co-owners of Play Learn Grow Child Care LLC., plan to open a childcare center in the Piqua, OH area. The currently proposed location is 8620 N. County Rd. 25A, Suite 2, Piqua, OH 45356. The center will be open 6am to 6 pm, Monday through Friday and accept children 6wks to 6 yrs. old (preschool). The start-up plan is to have 40 children the first year, 8 infants (6wks – 18 mos.), 12 toddlers (18 mos.- 3yrs.) and 20 preschoolers (3-6 yrs.) maximum with the full-time equivalent of 6 teachers. This is less than the state mandated class size, which the center sees as an advantage for both students and teachers.

Play Learn Grow objectives for the next 3 years are as follows:

Year 1

- Open by Fall 2019
- 70% occupancy upon opening
- Self-sustaining at the end of the first year
- 90 % customer satisfaction rate at end of the first year

Year 2

- 100% occupancy
- 75% customer return rate
- 10% net profit for Year 2

Year 3

- Increase enrollment by 25%
- 50% of new customers by referral
- 15% net profit for Year 3

Play is the work of childhood.

-Mr. Fred Roger

Mission Statement:

At Play Learn Grow, we believe that children should be treated with dignity and respect, to feel safe and secure, to have opportunities for learning through play, decision-making and social interaction with their peers.

Concept Statement:

- **Creative play-based approach where children 6 weeks (infants) to 6 years (preschool) will cultivate a positive self-esteem and have the opportunity for optimal growth in all areas of development**
- **Provide a preschool program, readying children for lifelong learning**
- **Provide a safe, nurturing environment**
- **Smaller class sizes with qualified teachers**
- **Special emphasis on motor skills, with indoor and outdoor play areas**
- **Convenient hours 6am to 6pm**
- **Convenient location – one minute access from Exit 83 on I-75**
- **Locally owned and operated.**

Organization:

Play Learn Grow Child Care is an LLC, organized in the State of Ohio. The owners of the company are Ms. Amy Escobar and Ms. Tracy Leonard. They each own 50% of the business.

Need Assessment:

Across the nation, the need for quality childcare has increased over the years, for both single- and two- parent families. The Census Bureau states the added demand has been driven by greater numbers of working women. 61% of mothers with kids under the age of three (3) are working or looking for work. The U.S. Bureau of Labor Statistics projects that childcare businesses will be one of the fastest growing industries for the foreseeable future.

The Early Childhood Advisory council publishes the Early Learning and Development Profile by county in Ohio. The Miami County profile lists Piqua as having 2,165 children under the age of six (6) with 69.1% economically disadvantaged.

With the closing of Noah's House Christian Child Care, there are only four (4) licensed childcare centers in Piqua. Of these, Kids Learning Place only accepts Title 20 children (government funded, no private pay) and the reported discontinuation of the Miami County YMCA contract with Title 20, leaves parents with even less options.

Piqua is in dire need of more childcare. We believe Play Learn Grow can help meet this need. The waiting lists for infants are 6 months at the Y and a over a year at Greene St. Toddlers have a year waiting list at Greene St.



DEVELOPMENT OFFICE

Kyrsten French – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: kfrench@piquaoh.org

May 31, 2019

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

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

TIME: **6:00 PM**
DATE: **Tuesday, June 11, 2019**
LOCATION: **Commission Chambers – 2nd Floor**
Municipal Government Complex
201 W. Water Street

This letter serves to notify those persons who may have an interest in an agenda item to be discussed at this meeting. View the Planning Commission Meeting packet in its entirety online at http://www.piquaoh.org/agenda_plan_comm.htm or by visiting the Development Office.

This is your opportunity to speak in favor of, or object to, an item to be considered. If you desire to state your opinion concerning this matter and will be unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

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

Kyrsten French
City Planner

Enc.

PARCEL	Owner	OR CURRENT RESIDENT	Property Address	City	State	Zip Code
N44-073700	MPE COMPANY LTD	OR CURRENT RESIDENT	8877 SHERRY DR	Piqua	OH	45356
N44-073715	ARNES HOLDINGS INC	OR CURRENT RESIDENT	8550 CORD25A N	Piqua	OH	45356
N44-073720	FINKES PROPERTIES LLC	OR CURRENT RESIDENT	8761 SHERRY DR	Piqua	OH	45356
N44-073730	HEMM DANIEL J (TOD) & @(2)	OR CURRENT RESIDENT	8600 CORD25A N	Piqua	OH	45356
N44-073740	ATM INVESTMENTS LLC	OR CURRENT RESIDENT	8620 CORD25A N	Piqua	OH	45356
N44-073990	J&M INVESTMENTS OF NW OHIO LLC	OR CURRENT RESIDENT	8645 CORD25A N	Piqua	OH	45356
N44-074300	LIETTE REALTY II LLC	OR CURRENT RESIDENT	8468 CORD25A N	Piqua	OH	45356
N44-074950	AIRGAS USA LLC	OR CURRENT RESIDENT	8598 INDUSTRY PK	Piqua	OH	45356
N44-077332	BERGMAN JOHN A & VICKI A	OR CURRENT RESIDENT	1171 CHEVY LN	Piqua	OH	45356
N44-077334	MARCUS PROPERTIES MMX LLC	OR CURRENT RESIDENT	1201 CHEVY LN	Piqua	OH	45356
N44-077336	BEAGLE INVESTMENT GROUP LLC	OR CURRENT RESIDENT	8740 SHERRY DR	Piqua	OH	45356
N44-077338	MARCUS PROPERTIES MMX LLC	OR CURRENT RESIDENT	8750 SHERRY DR	Piqua	OH	45356
N44-077340	CHAPPIES PROPERTIES LLC	OR CURRENT RESIDENT	1220 CHEVY LN	Piqua	OH	45356
N44-077342	CHAPPIE'S PROPERTIES LLC	OR CURRENT RESIDENT	1210 CHEVY LN	Piqua	OH	45356
N44-077344	BERGMAN JOHN A & VICKIE A	OR CURRENT RESIDENT	1200 CHEVY LN	Piqua	OH	45356
N44-077346	THOBE SCOTT & MELLISSA K	OR CURRENT RESIDENT	1170 CHEVY LN	Piqua	OH	45356
N44-077570	BERGMAN JOHN A & VICKIE A	OR CURRENT RESIDENT	1170 VAN WY	Piqua	OH	45356
N44-077572	SCHWIETERMAN RICHARD J & MEGH	OR CURRENT RESIDENT	1311 CAMARO CT	Piqua	OH	45356
N44-077574	FRY INVESTMENTS LTD	OR CURRENT RESIDENT	1301 CAMARO CT	Piqua	OH	45356
N44-077576	FRY INVESTMENTS LTD	OR CURRENT RESIDENT	1281 CAMARO CT	Piqua	OH	45356
N44-078012	SCHWIETERMAN JOHN M & SHELLEY	OR CURRENT RESIDENT	1271 CAMARO CT	Piqua	OH	45356
N44-078014	EISEN CHRISTOPHER E & CYNTHIA G	OR CURRENT RESIDENT	1261 CAMARO CT	Piqua	OH	45356
N44-078016	SHELMAR INVESTMENTS LLC	OR CURRENT RESIDENT	1251 CAMARO CT	Piqua	OH	45356
N44-078018	SCHILLER PERRY J (TOD) & ELIZABETH	OR CURRENT RESIDENT	1241 CAMARO CT	Piqua	OH	45356
N44-078034	EISEN CHRISTOPHER E & CYNTHIA G	OR CURRENT RESIDENT	1250 CAMARO CT	Piqua	OH	45356
N44-250552	SPIRIT LIFE CHURCH Amy Escobar	OR CURRENT RESIDENT	8547 CORD25A N	Piqua	OH	45356
	ATM INVESTMENTS LLC	OR CURRENT RESIDENT	910 Boone Street	Piqua	OH	45356
		OR CURRENT RESIDENT	12877 KIRKWOOD RD	Sidney	OH	45365