*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission will be conducted on Tuesday, June 9th at 6:00 PM, using a video conferencing application called Zoom. This can be downloaded from your app store or be accessed through your browser at Zoom.us.

Board members, staff members, and agenda item applicants will attend the meeting using Zoom and will have live audio and video feeds.

All others wishing to attend may do so via phone or computer in listen only mode. Those who wish to attend must submit a request for meeting access information via email by noon on the date of the meeting. Request for meeting access may be submitted via email to Bethany Harp at bharp@piquaoh.org.

Neighbors and others with standing in this matter may submit public comment on an item until noon on the day of the meeting by emailing Bethany Harp at bharp@piquaoh.org. Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The full agenda packet may be accessed at http://piquaoh.org/city-government/boards-and-committees/planning-commission/

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

Kyrsten French
City Planner
Enc.
CALL TO ORDER
1. Chair Comments Opening Remarks
2. Roll Call Clerk Calls the Roll

OLD BUSINESS
3. Meeting Minutes May 12, 2020 PC Meeting Minutes

NEW BUSINESS
4. Resolution PC 18-20 A resolution to consider a Certificate of Appropriateness for signage at 201 N. Wayne St. located within the Downtown Historic District
5. Resolution PC 19-20 A resolution to consider a Certificate of Appropriateness at 418 N. Main St. located within the Downtown Historic District
6. Resolution PC 20-20 A resolution to consider a Certificate of Appropriateness at the address 517 N. Main St. located within the Downtown Historic District
7. Resolution PC 21-20 A resolution to vacate a portion of unimproved alley public right of way located south of and perpendicular to E. Main St. and adjacent to 115 Staunton St.
8. Resolution PC 22-20 A resolution to consider a residential special use in the B - General Business District at the address 101 S. Wayne St.

OTHER BUSINESS
9. Code Piqua Review - District Standards

ADJOURNMENT
LOCATION
The May 12, 2020 Planning Commission meeting was conducted using a video conferencing application called Zoom.
URL: https://us02web.zoom.us/j/85380146192?pwd=aGpmNHFscGlxNExkTEpRUzlPZXInQT09
Meeting ID: 853 8014 6192

CALL TO ORDER
At 6:00pm Chairman Oda called the meeting to order and welcomed all in attendance. Mr. Oda outlined the order of business and procedures that will be followed by the Planning Commission. Eddie Harvey was introduced and welcomed as the newest member of the commission.

ROLL CALL
Members Present: Jim Oda, Joe Wilson, Gary Koenig, Eddie Harvey
Members Absent: Brad Bubp

MEETING MINUTES
The minutes of April 14, 2020 Planning Commission Meeting were approved 4-0 by voice vote.

NEW BUSINESS
Resolution PC 13-20
A Resolution to consider a Certificate of Appropriateness for signage at 333 N. Main St. located within the Downtown Historic District
Kyrsten French, City Planner, offered the staff report. She noted that the Certificate of Appropriateness is for new signage at the subject address. White vinyl stickers with a transparent background will be applied to the shopfront windows. From the perspective of promoting walkability, they seem appropriate for Main Street, as they would add visual interest without blocking the view of the interior of the shop. The interior should be visible to the street to advertise activity and liveliness. Staff recommends approving this Certificate of Appropriateness.

The board deliberated and agreed that the sign meets the Downtown Historic District Design Standards.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Gary Koenig motioned to approve Resolution PC 13-20 and Eddie Harvey seconded. Resolution PC 13-20 was approved by a 4-0 roll call vote.
Resolution PC 14-20

A Resolution to consider a Certificate of Appropriateness for signage at 212 Main St. and 215 Wayne St, located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that the bank has submitted two sign packages for the Planning Commission to review, 212 Main St and 215 Wayne St. Each sign has been reviewed for compliance with the zoning code, and the entire package meets both code and historic district design recommendations. The signage looks refreshed and updated, and should signal to the community that businesses in our downtown are seeing continual reinvestment. Staff recommends approval of both sign packages.

Tracy Diehl, applicant representative, came forward to speak on the item. She described the sign packages in detail and explained that the current signs are being replaced with updated branding. She noted that all of the signs styles were kept similar.

The board deliberated and agreed that the signs meet the Downtown Historic District Design Standards.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Joe Wilson motioned to approve Resolution PC 14-20 and Gary Koenig seconded. Resolution PC 14-20 was approved by a 4-0 roll call vote.

Resolution PC 15-20

A Resolution to consider a Certificate of Appropriateness for signage at 517 N. Main St, located within the Downtown Historic District

Kyrsten French, City Planner, offered the staff report. She noted that this particular building is peculiar in that it has two sign faces. To create a balanced look, the applicant has designed two equally-sized signs to occupy the two symmetrical sign boards. Other downtown buildings have used awning signs to create balance, but an awning here would cover some of the architectural features of the building, and leave the sign boards unutilized, so the double sign presented as a better fit for the situation. Staff recommends approval of this request.

The board deliberated and agreed that the sign meets the Downtown Historic District Design Standards.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Gary Koenig motioned to adopt Resolution PC 15-20 and Eddie Harvey seconded. Resolution PC 15-20 was approved by a 4-0 roll call vote.
Resolution PC 16-20
A Resolution to consider construction documents for the extension of Innovation Parkway

Kyrsten French, City Planner, offered the staff report. She explained that like the Scarbrough Drive extension brought before the Planning Commission in March and April, this roadway extension will serve to open up 8.7 acres of land with access to rail to become available for development into a new industrial facility.

Construction documents were reviewed by six City departments and were found to be compliant with code provisions and engineering standards. The purpose of this road extension is to attract new industrial development which would bring additional jobs and revenue to the city. Staff recommends approval of the construction documents.

Chris Schmiesing, Community and Economic Development Director, came forward and communicated that this project will serve to open up land for development. He noted that it is a positive investment for the city and for the community as it will be good for recruitment and potential overflow warehousing.

Dan Weaver, Ferguson Construction, came forward to answer any board questions. He noted that if approved, the project will begin in 1-2 months.

The board deliberated and agreed that this is a positive investment for the city and for the community.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Joe Wilson motioned to adopt Resolution PC 16-20 and Eddie Harvey seconded. Resolution PC 16-20 was approved by a 4-0 roll call vote.

Resolution PC 17-20
A Resolution to consider acceptance of an easement over a portion of the bike path connector that extends from the Ohio to Indiana trail south to the Commercial Street bike alley

Kyrsten French, City Planner, offered the staff report. During the platting process for the Wood Street Lofts redevelopment, an alley was vacated. The Miami County map department pointed out in their review that a bike path easement was never granted for the portion of the bike path that ran through the alley ROW, and with that ROW now vacated, the City has inadvertently left a small area of the bike path unaccounted for. This action to dedicate an easement will smooth the discrepancy and ensure that the City retains access and maintenance control of the bike path going forward. Staff recommends approval of the easement.

Wes Young, Executive Vice President St Mary’s Corporation, came forward for any board questions. He noted that the property closing date was on May 12, 2020.
Chris Schmiesing, Community and Economic Development Director, came forward and noted that this item was a housekeeping item and that St Mary’s due diligence and cooperation was very much appreciated.

The board deliberated and agreed that this is a straightforward request.

No one else came forward to speak on this resolution.

No additional comments were offered by the Planning Commission.

Gary Koenig motioned to adopt Resolution PC 17-20 and Joe Wilson seconded. Resolution PC 17-20 was approved by a 4-0 roll call vote.

**OTHER BUSINESS**

Acknowledgement of Stu Shear’s service

The board acknowledged Stu Shear’s term within the Planning Commission and voiced appreciation of his services.

It was noted that Village Antiques at 201 N Wayne St does not have a Certificate of Appropriateness for their signage. There is no foreseeable issue; however, the item will be on the June Planning Commission agenda.

**ADJOURNMENT**

With no other questions, comments or business before the Planning Commission, a motion was made by Gary Koenig and seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion the meeting was adjourned at approximately 6:52 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, 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 18-20

WHEREAS, Village Antiques is requesting a Certificate of Appropriateness for new signage at 201 N Wayne Street; and,

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

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

☐ Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
☐ Achieves the high design quality sought within the Downtown Historic District.
☐ Is compatible with the general economic development policies of the city.
☐ Will not threaten the general health, safety, and welfare of the public or properties affected.
☐ Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _______ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached 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>Mr. Eddie Harvey</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Brad Bubp</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. Joe Wilson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
REQUEST
Village Antiques, located at 201 N Wayne St, has applied for a Certificate of Appropriateness for new vinyl window signage.

STAFF CONSIDERATIONS
This signage meets zoning requirements and fits with the downtown context. A clerical error on the city planner’s (Kyrsten’s) part caused the permit to be released prematurely, so this sign is currently installed. As discussed at the May 12th meeting, it does appear that this sign’s character does fit with the downtown context. Staff recommends approval of the Certificate of Appropriateness.

PC MEETING DATE
06-09-20

RESOLUTION
PC 18-20

SITE ADDRESS
201 N. Wayne St

PARCEL ID
N44-001880

ZONING
CBD- Central Business District

SURROUNDING ZONING
CBD- Central Business District

PREPARED BY
Kyrsten French,
City Planner
RESOLUTION No. PC 19-20

WHEREAS, Biker’s Closet has submitted a request for a Certificate of Appropriateness to paint part of their exterior façade at 418 N. Main St; and,

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

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

☐ Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
☐ Achieves the high design quality sought within the Downtown Historic District.
☐ Is compatible with the general economic development policies of the city.
☐ Will not threaten the general health, safety, and welfare of the public or properties affected.
☐ Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member __________ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached 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>Mr. Eddie Harvey</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Brad Bubp</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. Joe Wilson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
REQUEST
The owner of Biker's Closet, located at 418 N. Main St. has applied for a Certificate of Appropriateness to paint the exterior storefront facade from red to a dark gray hue.

STAFF CONSIDERATIONS
The color choice seems to work better with the orange vinyl signage of Biker's Closet. A muted gray tone would fit with the surrounding character and will provide a refreshed look. Staff is supportive of the change and recommends approval.

PC MEETING DATE
06-09-20

RESOLUTION
PC - 19-20

SITE ADDRESS
418 N. Main St.

PARCEL ID
N44-001590

ZONING
CBD- Central Business District

SURROUNDING ZONING
CBD- Central Business District

PREPARED BY
Kyrsten French,
City Planner
WHEREAS, Transition Properties is requesting a Certificate of Appropriateness for power washing, new paint, and new awnings for the downtown location of 517 N. Main Street; and,

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

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

☐ Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
☐ Achieves the high design quality sought within the Downtown Historic District.
☐ Is compatible with the general economic development policies of the city.
☐ Will not threaten the general health, safety, and welfare of the public or properties affected.
☐ Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ________ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached 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>Mr. Eddie Harvey</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Brad Bubp</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. Joe Wilson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
REQUEST
Transition Properties would like to power wash and paint the exterior of their building at 517 N Main St, and add two new awnings where awnings once existed. They have requested a Certificate of Appropriateness from the Planning Commission for this work.

STAFF CONSIDERATIONS
The applicant, Transition Properties would like to freshen up the exterior of the site with a new paint color and awnings. The proposed colors will fit well with the surrounding downtown character, and staff recommends approval of the Certificate of Appropriateness.

PC MEETING DATE
06-09-20

RESOLUTION
PC 20-20

SITE ADDRESS
517 N. Main St

PARCEL ID
N44-003180

ZONING
CBD- Central Business District

SURROUNDING ZONING
CBD- Central Business District

PREPARED BY
Kyrsten French,
City Planner
RESOLUTION No. PC 21-20

WHEREAS, the City of Piqua City Commission has declared their intent to vacate a portion of unimproved alley public right of way located south of and perpendicular to E. Main St. and adjacent to 115 Staunton St., and has referred the item to the Planning Commission for study and a recommendation; and,

WHEREAS, Section 98 of the Piqua Charter provides the procedure for considering a right of way vacation request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the portion of public right of way proposed for vacation:

☐ Is unimproved and does not provide essential access to surrounding properties
☐ Is unoccupied by public utilities or other uses commonly located within public right of way
☐ Is not identified on any transportation plan indicating the right of way is or will be necessary
☐ Is not essential to any existing or future development or use of the surrounding properties

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

<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. Eddie Harvey</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Brad Bubp</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. Joe Wilson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
REQUST
The City Commission has declared their intent to vacate a portion of unimproved alley located just south of and perpendicular to E. Main Street.

STAFF CONSIDERATIONS
This sloped area was platted as alley public right of way but was never improved. The City has cleared the existing brush to prepare it for vacation to the neighboring property owners.
Neighbors have been noticed through the newspaper and directly through the mail. The Planning and Zoning office received two calls for clarification and both callers had no objections to the vacation. Staff has reviewed the proposed vacation and has no objections.

PC MEETING DATE
06-09-20

RESOLUTION
PC-21-20

SITE ADDRESS
-

PARCEL ID
-

ZONING
RI - One Family Residential

SURROUNDING ZONING
-

PREPARED BY
Kyrsten French, City Planner
RESOLUTION No. PC 22-20

WHEREAS, PorterFanna Architecture has submitted a request for Special Use authorization to allow the residential use at 101 S. Wayne Street, located in the B-General Business zoning district; and,

WHEREAS, Section 154.140, of the City of Piqua Code of Ordinances provides the procedure by which the Planning Commission may authorize a Special Use; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed 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 approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member ________, and the voting record on this motion is hereby recorded as follows.

<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. Eddie Harvey</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
<tr>
<td>Mr. Brad Bubp</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. Joe Wilson</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
<td>☐</td>
</tr>
</tbody>
</table>
REQUEST
Slate Development has submitted a request for Special Use authorization to host residential living units in the B- General Business zoning district.

STAFF CONSIDERATIONS
The Zollinger Building, which was historically a grocery warehouse but has been empty for several years, will be redeveloped into a mixed use center. The developer’s goal is to create 16 rental apartments, co-working office space, a market open to the public, and a shared commercial kitchen for local entrepreneurs to use.

Slate Development has been working closely with the City to fulfill goals of the Placemaking Initiative and Comprehensive Plan through this project. The successful completion of this redevelopment will have a positive impact for downtown businesses through increased patronage by new downtown residents. Success will send a strong signal of faith in Piqua’s downtown and riverfront redevelopment strategies, and will prompt further reinvestment. Staff recommends authorization of the Special Use.

PC MEETING DATE
06-09-20

RESOLUTION
PC 22-20

SITE ADDRESS
101 S. Wayne St.

PARCEL ID
N44-251259
N44-251109

ZONING
B- General Business

SURROUNDING ZONING
CBD- Central Business District
B - General Business

PREPARED BY
Kyrsten French,
City Planner
Application for Special Use Permit

1. Applicant’s Name: PorterFanna Architecture, DPC Phone (917) 302-3784

2. Applicant’s Address: 62 Degraw Street, Brooklyn NY 11231

3. Owner’s Name: ZOLO Lofts 101 LLC Phone (314) 440-3175

4. Owner’s Address: 1607 Tower Grove Avenue, St. Louis, MO 63110
   Type of legal interest held by applicant: Limited Liability Company

5. Location of Special Use Permit request
   A. Legal description (Lot No. or attach legal description) InLot #69 (Parcel ID# N44-001930)
   B. Address: 101 South Wayne Street, Piqua Ohio 45356

7. Existing Zoning: (B) General Business

8. Existing Usage: Currently vacant and used for storage, historically a grocery warehouse.

9. Proposed Usage: Commercial market space, shared office space and 16 rental apartments.

10. Proposed Special Usage: Residential, 16 rental apartments

11. No. of site plans submitted: One (1) site plan submitted with renderings/floor plans

12. Describe the reason for the requested special use: The historic, 1913 S. Zollinger's Building is being adaptively reused from a wholesale grocery warehouse into a mixed-use building - including residential uses - which is not currently permitted in General Business Zone.

13. 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: 5/17/2020

Signature of Owner: ___________________________ Date: 5/18/20

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

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

Parcel ID #: ___________________________ $100.00 Fee Paid: X Date Fee Paid: 5/21/20

Receipt No.: 234051 P.C. Res. No.: ___________

Check #: 1913
ZOLO BUILDING
EXISTING BUILDING
SALVATION ARMY
PIQUA BATTERY
EXISTING BUILDING
EXISTING BUILDING
BUILDING ENTRY
PROPOSED FREIGHT FARM
POTENTIAL LAND LEASE WITH SALVATION ARMY FOR ADDITIONAL PARKING
10' CONCRETE SIDEWALK
ADA RAMP
SIDEWALK IN FRONT OF BUILDING TO BE IMPROVED TO CITY STANDARD
WAYNE STREET
MAIN STREET
VACATED SYCAMORE STREET
EXISTING WALL TO REMAIN
POTENTIAL FUTURE OPEN SPACE
NEW MOTORIZED GATE IN PAINTED ALUMINUM FENCING
10' CONCRETE SIDEWALK
10' CONCRETE SIDEWALK
10' CONCRETE SIDEWALK
PROPOSED LAND SWAP WITH CITY OF PIQUA
TRASH & RECYCLING ENCLOSURE MARKET STALL, TYP. FOOD TRUCK, TYP.
6' x 6' TRANSFORMER PAD NEW SECURITY FENCE, TYP.
SECURITY GATE FROM PARKING LOT
ELECTRICAL POWER.txt

CONCEPTUAL SITE PLAN

ZOLO LOFTS 101, LLC

Client:

PROPERTY ADDRESS:

101 S. WAYNE STREET

CONCEPTUAL SITE PLAN

0 8 16 32 48 64
" = 1'-00"

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO

ETO
Basement
Work Spaces / Kitchen + Market

WORK SPACES + KITCHEN

MECH.

MARKET
First Floor
Loft + Work + Market
<table>
<thead>
<tr>
<th>Parcel</th>
<th>Owner</th>
<th>OR CURRENT RESIDENT</th>
<th>Property Address</th>
<th>PIQUA</th>
<th>OH</th>
<th>45356</th>
</tr>
</thead>
<tbody>
<tr>
<td>N44-042520</td>
<td>HOWARD ROY F</td>
<td>OR CURRENT RESIDENT</td>
<td>110 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042530</td>
<td>STEELE ASHLEY</td>
<td>OR CURRENT RESIDENT</td>
<td>268 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042540</td>
<td>COLE LEVI &amp; SAMANTHA REECE</td>
<td>OR CURRENT RESIDENT</td>
<td>266 MAIN E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042550</td>
<td>BIM-MERLE PROPERTIES LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>262 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042560</td>
<td>McNABB JOHN STEPHEN &amp; SARAH RUTH (LC)</td>
<td>OR CURRENT RESIDENT</td>
<td>256 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042570</td>
<td>HOWARD ROY F</td>
<td>OR CURRENT RESIDENT</td>
<td>250 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042580</td>
<td>TAYLOR TASHA M</td>
<td>OR CURRENT RESIDENT</td>
<td>248 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042590</td>
<td>KERN SHERYL A TRUSTEE</td>
<td>OR CURRENT RESIDENT</td>
<td>242 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042610</td>
<td>BROWN CLAYTON S</td>
<td>OR CURRENT RESIDENT</td>
<td>232 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-042620</td>
<td>SULLENBERGER RENTALS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>228 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044690</td>
<td>JACKSON RENTAL PROPERTIES INC</td>
<td>OR CURRENT RESIDENT</td>
<td>114 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044700</td>
<td>KORNERSTONE HOLDINGS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>116 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044710</td>
<td>LEWIS SANDRA K</td>
<td>OR CURRENT RESIDENT</td>
<td>122 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044720</td>
<td>SPURLOCK LAVERNA</td>
<td>OR CURRENT RESIDENT</td>
<td>124 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044730</td>
<td>MANIACI JEAN</td>
<td>OR CURRENT RESIDENT</td>
<td>126 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044740</td>
<td>SNYDER JAMES A &amp; LAREE P JESS</td>
<td>OR CURRENT RESIDENT</td>
<td>128 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044750</td>
<td>MONNIN MELVIN J &amp; KATHRYN S</td>
<td>OR CURRENT RESIDENT</td>
<td>130 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044760</td>
<td>BAKER DONALD L</td>
<td>OR CURRENT RESIDENT</td>
<td>251 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044770</td>
<td>CRUMPLER DAVID R</td>
<td>OR CURRENT RESIDENT</td>
<td>249 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044780</td>
<td>SULLENBERGER RENTALS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>245 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044790</td>
<td>SCARBROUGH FAMILY LIMITED PARTNERSHIP</td>
<td>OR CURRENT RESIDENT</td>
<td>243 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-044800</td>
<td>JACKSON DUSTIN</td>
<td>OR CURRENT RESIDENT</td>
<td>240 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045130</td>
<td>WEBSTER PAUL</td>
<td>OR CURRENT RESIDENT</td>
<td>226 MAIN ST E</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045140</td>
<td>VSF INVESTMENTS LTD</td>
<td>OR CURRENT RESIDENT</td>
<td>231 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045150</td>
<td>JONES ALBERT F &amp; DEBRA M</td>
<td>OR CURRENT RESIDENT</td>
<td>229 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045170</td>
<td>PLEASANT JACK</td>
<td>OR CURRENT RESIDENT</td>
<td>225 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045280</td>
<td>SCARBROUGH FAMILY LIMITED PARTNERSHIP</td>
<td>OR CURRENT RESIDENT</td>
<td>237 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045290</td>
<td>KOLKER DAVID L</td>
<td>OR CURRENT RESIDENT</td>
<td>235 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045300</td>
<td>HAINES ANNE M</td>
<td>OR CURRENT RESIDENT</td>
<td>233 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045490</td>
<td>CENTRAL BAPTIST CHURCH</td>
<td>OR CURRENT RESIDENT</td>
<td>119 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045600</td>
<td>SPURLOCK LAVERNA K</td>
<td>OR CURRENT RESIDENT</td>
<td>125 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045610</td>
<td>RICE ROBIN L</td>
<td>OR CURRENT RESIDENT</td>
<td>127 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-045620</td>
<td>SWANK TERESA L</td>
<td>OR CURRENT RESIDENT</td>
<td>131 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-049940</td>
<td>FIRST STREET COMMERCIAL PROPERTIES LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>248 1ST ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-250515</td>
<td>CENTRAL BAPTIST CHURCH</td>
<td>OR CURRENT RESIDENT</td>
<td>115 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-250516</td>
<td>CENTRAL BAPTIST CHURCH</td>
<td>OR CURRENT RESIDENT</td>
<td>119 STAUNTON ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-00013100</td>
<td>FOS INVESTMENTS LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>N 124 MAIN ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-0001850</td>
<td>FIFTH THIRD BANK</td>
<td>OR CURRENT RESIDENT</td>
<td>123 MARKET ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-0001860</td>
<td>THIRD SAVINGS &amp; LOAN CO</td>
<td>OR CURRENT RESIDENT</td>
<td>N 215 WAYNE ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-0001910</td>
<td>SOIFER BROTHERS REAL PROPERTY LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>125 WATER ST W</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-0002070</td>
<td>POLING MICHAEL PAUL</td>
<td>OR CURRENT RESIDENT</td>
<td>204 WAYNE ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-0008100</td>
<td>LATHAM SCOTT &amp; CHRISTINE L</td>
<td>OR CURRENT RESIDENT</td>
<td>423 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>Line</td>
<td>Name</td>
<td>Status</td>
<td>Address</td>
<td>City</td>
<td>State</td>
<td>Zip</td>
</tr>
<tr>
<td>------</td>
<td>-------------------------------------------</td>
<td>----------------------------</td>
<td>--------------------</td>
<td>-------</td>
<td>-------</td>
<td>------</td>
</tr>
<tr>
<td>N44-000820</td>
<td>STARRETT CHARMAINE R (TR) &amp; @(2)</td>
<td>OR CURRENT RESIDENT</td>
<td>425 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000830</td>
<td>STARRETT CHARMAINE R TRUSTEE</td>
<td>OR CURRENT RESIDENT</td>
<td>421 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000840</td>
<td>WINTROW ROXANNE</td>
<td>OR CURRENT RESIDENT</td>
<td>413 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000850</td>
<td>WENRICK CHRISTOPHER S</td>
<td>OR CURRENT RESIDENT</td>
<td>419 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000860</td>
<td>PLEASANT LONNIE R (TOD)</td>
<td>OR CURRENT RESIDENT</td>
<td>411 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000870</td>
<td>DOBO REAL PROPERTY LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>417 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000880</td>
<td>GREGGERSO REAL PROPERTY LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>415 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-000890</td>
<td>GOOD LUCK LEASING LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>N 410 MAIN ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-001180</td>
<td>ARP DOUGLAS G &amp; TERESA C</td>
<td>OR CURRENT RESIDENT</td>
<td>414 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-001590</td>
<td>ESDY PROPERTIES INC</td>
<td>OR CURRENT RESIDENT</td>
<td>418 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-001690</td>
<td>LATHAM SCOTT D &amp; CHRISTINE L</td>
<td>OR CURRENT RESIDENT</td>
<td>420 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003150</td>
<td>SWIGART ERIC S</td>
<td>OR CURRENT RESIDENT</td>
<td>527 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003160</td>
<td>STYLE &amp; POLISH SALON LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>525 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003180</td>
<td>TRANSITION PROPERTIES LTD</td>
<td>OR CURRENT RESIDENT</td>
<td>517 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003190</td>
<td>KATIE HUBER CORP</td>
<td>OR CURRENT RESIDENT</td>
<td>523 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003210</td>
<td>PIQUA AUTOMOTIVE INC</td>
<td>OR CURRENT RESIDENT</td>
<td>513 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003215</td>
<td>SCHMIDLAPP HOMESTEAD LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>N 509 MAIN ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003280</td>
<td>LIETTE REALTY II LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>N 514 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003300</td>
<td>BERTKE JOHN F (TOD)</td>
<td>OR CURRENT RESIDENT</td>
<td>520 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-003310</td>
<td>J &amp; M INVESTMENTS OF NW OHIO LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>530 MAIN ST N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-001180</td>
<td>DRAPP INVESTMENTS LTD</td>
<td>OR CURRENT RESIDENT</td>
<td>128 MAIN ST S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-001960</td>
<td>THE SALVATION ARMY</td>
<td>OR CURRENT RESIDENT</td>
<td>119 WAYNE ST S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-250561</td>
<td>SALVATION ARMY</td>
<td>OR CURRENT RESIDENT</td>
<td>123 WAYNE S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
<tr>
<td>N44-251259</td>
<td>ZOLO 101 LLC</td>
<td>OR CURRENT RESIDENT</td>
<td>S 101 WAYNE ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
</tr>
</tbody>
</table>

PorterFanna Architecture, DPC