

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – MONDAY, NOVEMBER 10, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – October 14, 2025

OLD BUSINESS

1. RESOLUTION PC 15-25
A resolution to approve a special use at 9247 N. County Road 25A.
2. RESOLUTION PC 17-25 (TABLED FROM 10/14/2025) – TO BE TABLED TO 12/09/2025
A resolution to recommend preliminary approval of a mixed-use development north of 987 E. Ash Street.

NEW BUSINESS

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, OCTOBER 14, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Vice Chairman Mr. Eddie Harvey called the meeting to order at 6:00PM. Mr. Harvey outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Terry Wright, Micah Underwood, Eddie Harvey

Absent: Brad Bubp, Adam Seas

Mr. Wright made a motion to excuse Mr. Bubp and Mr. Seas. Mr. Underwood seconded it. Vote was 3-0.

APPROVAL OF MINUTES

A motion to table the June 10, 2025 Planning Commission Meeting with possible corrections was made by Mr. Wright and seconded by Mr. Underwood. Minutes were tabled with a 3-0 vote.

NEW BUSINESS

Resolution PC 15-25

City Planner Chad Henry suggested the item to be tabled due to not receiving payment for the application. Without the payment, the application has not been completed. Mr. Underwood made a motion to table the item. Mr. Wright seconded the motion. Motion tabled with a 3-0 vote.

Resolution PC 16-25

Mr. Henry stated this Resolution is to recommend a vacation of an easement at 1841 W High St. If approved this would be a recommendation to the City Commission.

Kim Heisler 1802 Parkway Dr asked what a vacation is. Mr. Henry stated it was formally a utility easement to the rear of the property that was to be used for city amenities if needed. That line is being abandoned and it being made private. We are abandoning that easement.

Mr. Underwood made a motion to approve the resolution. Mr. Harvey seconded the motion. It was approved with a 3-0 vote.

Resolution PC 17-25

Mr. Hinkelman was present to give information. The applicant does not have all the information turned in to the city so it is recommended to table the case.

A motion was made by Mr. Underwood to table the item. Mr. Harvey seconded it. Resolution was tabled with a 3-0 vote.

Resolution PC 18-25

Mr. Hinkelman was present to give the staff report. He stated the changes are not structural but rather clarifying. The first part is to clarify grass is included and that any owner is obligated to mow the tree lawn between the sidewalk and the street. Next is to define what a shed is and is not. Parking section deals with how we calculate parking in our code. One requirement is the utilization of a book that is very expensive and not many people use it. Remove the requirement to use the specific book (ITE) and stated it can use general industry standards as approved by the Development Department. Lastly, changes to clarify the process between Planning Commission and then the City Commission is the final determining body. The City Commission is the final decision maker on cases as elected officials. Three additional city commission meetings would be necessary to make this a final approved ordinance.

Mr. Underwood asked what was all new about sheds. Mr. Henry stated the only new section is the definition of a shed. He stated previously they didn't have a clear defined what you needed a permit for and what you didn't. Or to clearly show what you could or couldn't have.

Mr. Underwood questioned if the definition includes that a shed is/is not mobile. Mr. Hinkelman said the verbiage is new but the interpretation is not. The city is trying to make it abundantly clear that you can not put a tarp over a fence and say it's a shed. Mr. Henry stated this is preventing someone from using tarp over fence and calling it a shed. Mr. Henry stated that he isn't sure "Non mobile" is what he is wanting. Mr. Underwood asked about Rubbermaid sheds. Mr. Henry stated that he would consider a Rubbermaid shed to be durable material. He stated there is a section in the code that addresses sheds he believes are under 30 square feet.

Mt. Underwood suggests changing the first sentence to "For the purpose of this section, a "shed" is defined as a fully enclosed permanent accessory structure with a roof and walls constructed from durable, weather resistant materials such as wood, brick, or approved siding that comply with the material standards of this section."

A citizen stated that what Mr. Hinkelman read didn't include the Rubbermaid because they're non permanent. He thought the idea was that sheds would be permanent. Mr. Hinkelman stated that anything under 30 square foot has a different regulation for it.

Kim Heisler 1802 Parkway, What defines a nuisance. Mr. Hinkelman stated that each definition can be found in the appropriate section of the code. A home that she believes is set for demolition had a backhoe that was on the property that has broken a porch and window and could be dangerous for children. She asked if there is anything in the code that says there has to be a fence. She reports neighbors told her that it has been sitting there for around 2 weeks. She states the backhoe is on the sidewalk. Mr. Hinkelman stated he wasn't familiar with the case. Mr. Henry stated that he was familiar with the case and they were told they had to put up fencing for demolitions. The demolition got put on hold when it was discovered there was live gas at the residence.

Nicholas Mahrt 1433 Covington, Asked if sheds sold at Home Depot or Lowes considered a mobile or permanent structure. He asked if a permanent structure requires a foundation or if foundations will be

required. Mr. Henry stated that they do for buildings over 200 square feet. They can go up to 720 or 50% of their footprint if it goes over that. A shed is a movable structure under 200 square feet. Mr. Mahrt asked if this had anything to do with chicken coops. Mr. Henry stated that it is zero related.

Mr. Underwood asked if there is anything under general provisions for a shed that prevent someone from putting a shipping container in their yard and calling it a shed. Mr. Henry stated that previously a resident wanted to do that. But shipping containers are only permitted in industrial zones, not residential.

Mr. Underwood made a motion to approve the resolution. Mr. Wright seconded. Resolution passed 3-0 vote.

OTHER BUSINESS

None.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Mr. Wright to adjourn the meeting seconded by Mr. Underwood to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:34 PM.

RESOLUTION No. PC 15-25

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR MINI STORAGE UNITS AT 9247 N. COUNTY ROAD 25A, PIQUA, OHIO

WHEREAS, the property located at 9247 N. County Road 25A, Piqua, Ohio, is zoned IL – Light Industrial under the City of Piqua Development Code; and

WHEREAS, the applicant has requested a Special Use Permit to operate mini storage units (self-service storage facility) at the aforementioned property, to be conducted as a low-impact industrial use with individual rental units for public storage; and

WHEREAS, the proposed use of the property for mini storage units is consistent with the goals of the City's zoning regulations to promote compatible land uses in industrial districts that support economic development and efficient land utilization; and

WHEREAS, the Piqua Planning Commission has reviewed the application and finds that the proposed use will not adversely impact the surrounding neighborhood, provided that certain conditions are met to ensure compatibility; and

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 attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: November 10, 2025

Re: PC 15-25 – Special Use – Storage Units

Applicant: Jeffrey Thornton, Mefford Investments LLC, Springfield OH

Owner: Robin S. & Julie A. Alexander

Address: 9247 N. County Road 25A

Parcel #: N44-076891

Zoning: IL – ‘Industrial Light’

Request: The applicant seeks approval for a Special Use Permit to mini storage units at 9247 N. County Road 25A, Piqua, Ohio

Staff Comments and Recommendations:

Recommendation:

Staff recommends ***DENIAL*** of the Special Use Permit for the self-service storage facility at 9247 N. County Road 25A. The application was never paid for, and the only communication received came from the Piqua Chamber of Commerce.

Chad Henry

From: khostetter piquaareachamber.com <khostetter@piquaareachamber.com>
Sent: Friday, October 10, 2025 3:57 PM
To: Chad Henry
Subject: 25A Property

This is what I received from the friend who's property runs up to the property on 25A that is being discussed at the planning committee meeting next week. Have a great weekend!!!

We no longer have to worry about what's going out front. The neighbors bought the lot and are going to let it set

Record Report for PC - Special Use #PC-SUP-25-0002

Record Overview

Record Number: PC-SUP-25-0002

Record Type: PC - Special Use

Record Status: In Progress

Record Submitted At: Friday September 5, 2025

Record Address: 9247 N County Rd 25A (Parcel N44-076891)

Record Owner: Chad Henry

Record Applicant: jeff thornton

Form Submission

Applicant Information:

Mefford Investments LLC, Jeffrey Thornton

2450 Green Knoll Dr

Springfield, OH 45502

Type of legal interest held by applicant: Covenant (use restrictions)

Owner Information:

Unknown Unknown

Unknown

Piqua, OH 45356

Street Address: 9247 N County Rd 25A (Parcel N44-076891)

Current Use: Low-impact industrial

Proposed Special Use: Self service storage

Zoning District: IL

Reason for the requested special use: Interested in purchasing the lot to build mini storage units and would like to verify if it would be approved for special use permit.

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:





RESOLUTION No. PC 17-25

A RESOLUTION RECOMMENDING APPROVAL TO THE CITY COMMISSION FOR A PRELIMINARY DEVELOPMENT PLAN (PDP) FOR THE PIQUA CENTER PLANNED DEVELOPMENT AT 987 E. ASH STREET, PIQUA, OHIO AND TO REZONE THE PROPERTY FROM CX TO PD-MUD

WHEREAS, the property located at 987 E Ash St, Piqua, Ohio, known as the Piqua Center, is currently zoned CX (Commercial Mixed-Use) under the City of Piqua Development Code; and

WHEREAS, the applicant has submitted a preliminary development plan (PDP) for Piqua Center, which includes parcels N44-076538, N44-076539, N44-072901, N44-072902, N44-072901, N44-072902, N44-072904, N44-072905, N44-076542, N44-072906, N44-072908, N44-072910, N44-076540, N44-072911, N44-072912, N44-072915, and N44-072916 and has requested adoption of development standards and a rezoning of the property to PD-MUD (Planned Development Mixed-Use District) to accommodate the proposed development; and

WHEREAS, the proposed development standards, preliminary development plan, and rezoning to PD-MUD are consistent with the goals of the City's Comprehensive Plan to promote diverse, sustainable, and vibrant land uses that enhance community well-being and economic vitality; and

WHEREAS, the Piqua Planning Commission voted on findings of fact as required under Section §2.10.2.D. of the City of Piqua Development Code; and

WHEREAS, the Piqua Planning Commission conducted a public hearing, reviewing the preliminary development plan, site plans, traffic impact analysis, and public testimony, and finds that the proposed development and rezoning will not adversely impact the surrounding area, provided that conditions related to traffic management, infrastructure, and design standards are met; and

WHEREAS, the proposed Piqua Center, a mixed-use planned development, is expected to enhance general area by providing housing options, creating new retail and commercial opportunities, and maintaining compatibility with adjacent properties and infrastructure;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend _____ of the request made to the City Commission of the City of Piqua, Ohio, 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.

RESOLUTION No. PC 17-25

	AYE	NAY	ABSTAIN	ABSENT
Mr. Bradley Bubp	☐	☐	☐	☐
Mr. Eddie Harvey	☐	☐	☐	☐
Mr. Terry Wright	☐	☐	☐	☐
Mr. Adam Seas	☐	☐	☐	☐
Mr. Micah Underwood	☐	☐	☐	☐

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

Planned Development Findings of Fact and Formal Motion

Piqua Center Planned Development

11.10.2025

PC17-25

Chairperson:

- The Planning Commission is required under Section **§2.10.2.D.** of the City of Piqua Development Code to make specific Findings of Fact based upon the particular evidence presented at this hearing.
- The Planning Commission will now vote, discuss, and come to a consensus on each of the following standards under Section **§2.10.2.D.**
- I will not read each of the findings of fact for the record while the recording secretary records the vote of each member.

1. The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development standards where only the proposed uses and development standards are to be adopted and provides pedestrian accessibility and connectivity throughout the design.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

2. The proposed development and or development standards adequately address issues related to compatibility with adjacent uses, environmental issues, and overall design compatibility, including lighting and landscaping and do so in a manner that improves upon what would be achieved under the non-planned development zoning standards.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

3. The proposed development and or development standards are intended to produce a superior design and construction than what would normally occur under the non-planned development zoning standards and will not cause an undue burden on public services and facilities including, but not limited to, water, sewer, power, fire and police protection.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

4. The proposal is in accordance with the goals and policies of the Comprehensive Plan.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

5. If the project is proposed to contain non-residential uses, the conditions imposed mitigate any potential significant impacts associated with the proposal, including maintaining required setbacks for specific uses within the planned development.

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

Chairperson:

- Do I have a motion on the proposed case?

Any Member:

- I make a motion to recommend (APPROVAL / DENIAL) of PC_____, based on the findings of this public hearing.

IF APPROVED, list any additional comments, stipulations, or conditions from the Planning Commission:

IF DENIED, reference noncompliance standards here:

ANY MEMBER MAY SECOND THE MOTION.

The recording secretary will call the vote:

	AYE	NAY
Mr. Bradley Bubp	☐	☐
Mr. Eddie Harvey	☐	☐
Mr. Terry Wright	☐	☐
Mr. Adam Seas	☐	☐
Mr. Micah Underwood	☐	☐

Documented in a public meeting and recorded on this form for PC _____.

Emily McCulla, Recording Secretary

Record Report for PC - PD Application #PC-PD-25-0001

Record Overview

Record Number: PC-PD-25-0001

Record Type: PC - PD Application

Record Status: In Progress

Record Submitted At: Monday September 22, 2025

Record Address: 987 E Ash St, Piqua, Ohio, 45356

Record Owner: Chad Henry

Record Applicant: James Edmonds

Form Submission

Applicant Information:

RCS Construction

6781 Hellwarth Road

Celina, OH 45822

Property Owner Information:

Piqua Investment Partners

6781 Hellwarth Road

Celina, OH 45822

Street Address: 987 E Ash St, Piqua, Ohio, 45356

Property owner information:

PIQUA PLAZA LLC

987 E Ash St, Piqua, Ohio, 45356

Parcel ID Number - Please list all Parcel IDs included: N44-076538

Current Use: Alternative financial services

Zoning District: CX

Proposed Zoning District: PD-MUD

What are you applying for? (Preliminary Plan, Final Plan): Preliminary Development Plan

Description of what exactly is being requested under Piqua Center is requesting a site plan approval for a transformation of the existing northern parking lot at Piqua Center into a mixed use apartment community, using the new planned

this PD.: development zoning district.
Development Standards Acknowledgement:



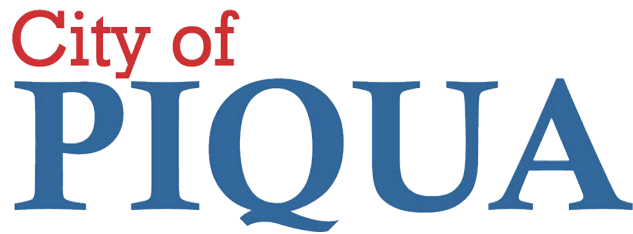
Signed in GovWell: Monday September 22, 2025, 2:15pm

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.:



Signed in GovWell: Monday September 22, 2025, 2:15pm

PC 15-25	J27-025950	ABC BRYAN II LLC	1621 LINDEN AVE	LYNCHBURG	VA	24503
PC 15-25	N44-076891	ALEXANDER ROBIN S & JULIE A	8404 UNION SHELBY RD	PIQUA	OH	45356
PC 15-25	J27-026500	BLACK CHRISTOPHER & DEBRA R	9200 N CO RD 25A	PIQUA	OH	45356
PC 15-25	J27-046400	CHRISTY CONSTRUCTION LLC	9045 LOONEY RD N	PIQUA	OH	45358
PC 15-25	J27-046400	CHRISTY CONSTRUCTION LLC	4858 STOKER RD	HOUSTON	OH	45333
PC 15-25	N44-076883	DAVIS JOSHUA A	9325 N CO RD 25A	PIQUA	OH	45356
PC 15-25	N44-076887	DOWELL BONNIE J	9299 N CO RD 25A	PIQUA	OH	45356
PC 15-25	N44-078722	HAL-MAR III	9030 LOONEY RD	PIQUA	OH	45367
PC 15-25	N44-078722	HAL-MAR III	22 LOCUST HILL RD	CINCINNATI	OH	45245
PC 15-25	N44-076889	MYERS JOHN C & JUDY KAY	9277 N CO 25A RD	PIQUA	OH	45356
PC 15-25	N44-077292	PAYNE BONNIE JO	9217 N CO 25A RD	PIQUA	OH	45356
PC 15-25	N44-077736	PB 43 PETROLEUM LLC	2790 PARKWOOD DR	TROY	OH	45373
PC 15-25	N44-076885	PETTY LISA D	9305 N CO RD 25A	PIQUA	OH	45356
PC 15-25	J27-045920	PIQUA STORE N LOCK NORTH LLC	9312 N CO RD 25A 45356	PIQUA	OH	45363
PC 15-25	J27-045920	PIQUA STORE N LOCK NORTH LLC	450 GARBRY RD	PIQUA	OH	45356
PC-16-25	N44-073575	ATM INVESTMENTS LLC	1830 HIGH ST W	PIQUA	OH	45356
PC-16-25	N44-073575	ATM INVESTMENTS LLC	12877 KIRKWOOD RD	SIDNEY	OH	45365
PC-16-25	N44-250328	COUNCIL ON RURAL SERVICE PROGRAMS INC	285 R M DAVIS PK	PIQUA	OH	45356
PC-16-25	N44-073300	COUNCIL ON RURAL SERVICE PROGRAMS INC	201 ROBERT M DAVIS PKY	PIQUA	OH	45356
PC-16-25	N44-100524	CRAYEX CORP	1747 COMMERCE DR	PIQUA	OH	45356
PC-16-25	N44-100524	CRAYEX CORP	P O BOX 1673	PIQUA	OH	45356
PC-16-25	N44-100940	DAVIS DORTHEA J TRUSTEE	2006 PIQUA CLAYTON RD	PIQUA	OH	45356
PC-16-25	N44-073552	DEAN ANTHONY M	311 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073290	DEFRANCESCO INVESTMENTS LLC	1801 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-073290	DEFRANCESCO INVESTMENTS LLC	PO BOX 1212	PIQUA	OH	45356
PC-16-25	N44-073295	EVENFLO JUVENILE FURNITURE COMPANIES INC	1801 COMMERCE DR	PIQUA	OH	45356
PC-16-25	N44-073295	EVENFLO JUVENILE FURNITURE COMPANIES INC	3131 NEWMARK DR	MIAMISBURG	OH	45342
PC-16-25	N44-076292	FOX BRODY THOMAS	324 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073590	G K S HOLDINGS INC	1760 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-076294	GARRETT MARCIA J	318 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-100945	HCF REALTY OF PIQUA INC	1840 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-100945	HCF REALTY OF PIQUA INC	1100 SHAWNEE RD	LIMA	OH	45804
PC-16-25	N44-073553	HITCHINGS JANE L & DAVID L	305 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073585	O & W REAL ESTATE HOLDINGS LLC	P.O. BOX 629	CELINA	OH	45822
PC-16-25	N44-100525	SKYLARS LLC	1790 COMMERCE DR	PIQUA	OH	45356
PC-16-25	N44-100525	SKYLARS LLC	2099 S 10TH ST UNIT 80	SAN JOSE	CA	95112
PC-16-25	N44-073583	SR CAPITAL LLC	1818 W HIGH ST	PIQUA	OH	45356
PC-16-25	N44-073583	SR CAPITAL LLC	1252 COLE HARBOR DR	TROY	OH	45373
PC-16-25	N44-073551	VANNOY BARRY	317 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-073550	VANNOY BARRY L	323 WESTVIEW DR	PIQUA	OH	45356
PC-16-25	N44-076516	YOUNCE THOMAS J & ANGELA L	2010 PIQUA CLAYTON RD	PIQUA	OH	45356
PC-17-25	N44-101818	BASIS PIQUA LLC	904 SCOTT DR	PIQUA	OH	45356
PC-17-25	N44-101818	BASIS PIQUA LLC	7770 COOPER RD STE 9	CINCINNATI	OH	45242
PC-17-25	N44-072956	BUCYRUS LODGING INC	1125 GUEST CT	MANSFIELD	OH	44906
PC-17-25	N44-076529	BWR PIQUA LLC	989 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076529	BWR PIQUA LLC	15200 SR 196	WAYNESFIELD	OH	45896
PC-17-25	N44-072962	CRACKER BARREL OLD COUNTRY STORE	980 ASH ST E	PIQUA	OH	45356
PC-17-25	N44-072962	CRACKER BARREL OLD COUNTRY STORE	P.O. BOX 787	LEBANON	TN	37088
PC-17-25	N44-072952	EMRO MARKETING COMPANY	900 SCOTT DR	PIQUA	OH	45356
PC-17-25	N44-072952	EMRO MARKETING COMPANY	16220 N SCOTTSDALE RD STE 650	SCOTTSDALE	AZ	85254
PC-17-25	N44-074105	JACKSON TUBE SERVICE INC	P O BOX 1650	PIQUA	OH	45356
PC-17-25	N44-250725	MIAMI CONSERVANCY DIST	38 E MONUMENT DR	DAYTON	OH	45401
PC-17-25	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	995 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076534	PIQDONALDS LLC & MARCI SHAPIOR LLC	218 W ASH ST	PIQUA	OH	45356
PC-17-25	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	991 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076530	PIQRED LLC & MARCI SHAPIRO LLC	450 S ORANGE AVE STE 800	ORLANDO	FL	32801
PC-17-25	N44-076538	PIQUA INVESTMENT PARTNERS LLC	987 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076538	PIQUA INVESTMENT PARTNERS LLC	7401 BUSH LAKE RD	EDINA	MN	55439
PC-17-25	N44-076528	PIQUA PLAZA LLC	987 E ASH ST	PIQUA	OH	45356
PC-17-25	N44-076528	PIQUA PLAZA LLC	14575 GRAND AVE	BURNSVILLE	MN	55306
PC-17-25	N44-072918	PIQUA STORE N LOCK REALTY LLC	450 GARBRY RD	PIQUA	OH	45356
PC-17-25	N44-072964	SHREE SUMUKH LLC	950 E ASH ST	PIQUA	OH	45356



Community Services Department

Chad Henry | City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049

September 25, 2025

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission meeting is scheduled for **Tuesday, October 14, 2025, at 6:00pm**. The meeting will take place in the Commission Chambers (Second Floor) of the Municipal Government Complex, 201 W. Water Street, Piqua, Ohio.

Residents and interested parties may attend the meeting to present comments on agenda items. Alternatively, public comments can be submitted via email at emcculla@piquaoh.gov by noon on the day of the meeting. All comments received by this deadline will be presented to the Commission during the public hearing.

The meeting notice and agenda, including the address of items under consideration, are available to the public through this notice or by scanning the QR code posted at the location listed in the agenda. The full agenda packet will be available for public review by October 8, 2025, at <https://piquaoh.gov/1614/Agendas-Minutes>.

For any questions regarding this notice, please contact the Community Services Department.

A handwritten signature in blue ink that reads "Chad D. Henry".

Chad D. Henry
City Planner

Enc.