

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

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

2026 Chair and Vice-Chair Selection

Meeting Minutes – December 8, 2025

OLD BUSINESS

1. RESOLUTION PC 20-25 (TABLED)

A resolution to authorize a special use permit for a drive-thru ATM at 645W. Water Street.

NEW BUSINESS

2. RESOLUTION PC 1-26

A resolution to recommend a final plat with dedication for 5545 Drake Road (M40-041400)

3. RESOLUTION PC 2-26

A resolution to authorize a special use permit for a convenience store / gas station at N44-072750, N44-250056, and N44-073339.

OTHER BUSINESS

1. Comprehensive Plan Discussion – 2026
2. Board Training Scheduled – March 3rd

ADJOURNMENT

RESOLUTION No. PC 20-25

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A DRIVE-THRU ATM AT 644 / 645 W. WATER STREET, PIQUA, OHIO

WHEREAS, the property located at 645 W. Water Street, Piqua, Ohio (N44-016280 and N44-016290), is zoned NX – Neighborhood Mixed-Use under the City of Piqua Development Code; and

WHEREAS, the applicant has requested a Special Use Permit to operate a drive-thru ATM at the aforementioned property, which includes two existing commercial uses, which have parking requirements and demands on the property; and

WHEREAS, the proposed use of the property for a drive-thru ATM is inconsistent with the goals of the City's zoning regulations, which require adequate parking, queueing, and structure setbacks for properties within the city; and

WHEREAS, the Piqua Planning Commission has reviewed the application and finds that the proposed special use structure will remove required parking for existing businesses on the property as well as does not meet the requirements for the location of an ATM drive-thru, queueing / stacking of cars within an ATM drive-thru, and the required landscaping screening for an ATM drive-thru; 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: December 8, 2025
Re: PC 20-25 – Special Use – ATM Drive-Thru

Applicant: Andrea Rios, DL Designs & Permit Services
Owner: Family Video Movie Club, Inc.

Address: 644/645 W. Water Street, Piqua, OH
Parcel #: N44-016280 and N44-016290

Zoning: NX – ‘Neighborhood Mixed-Use’

Request: The applicant seeks approval for a Special Use Permit to construct an ATM drive-thru

Existing Conditions:



STAFF REPORT



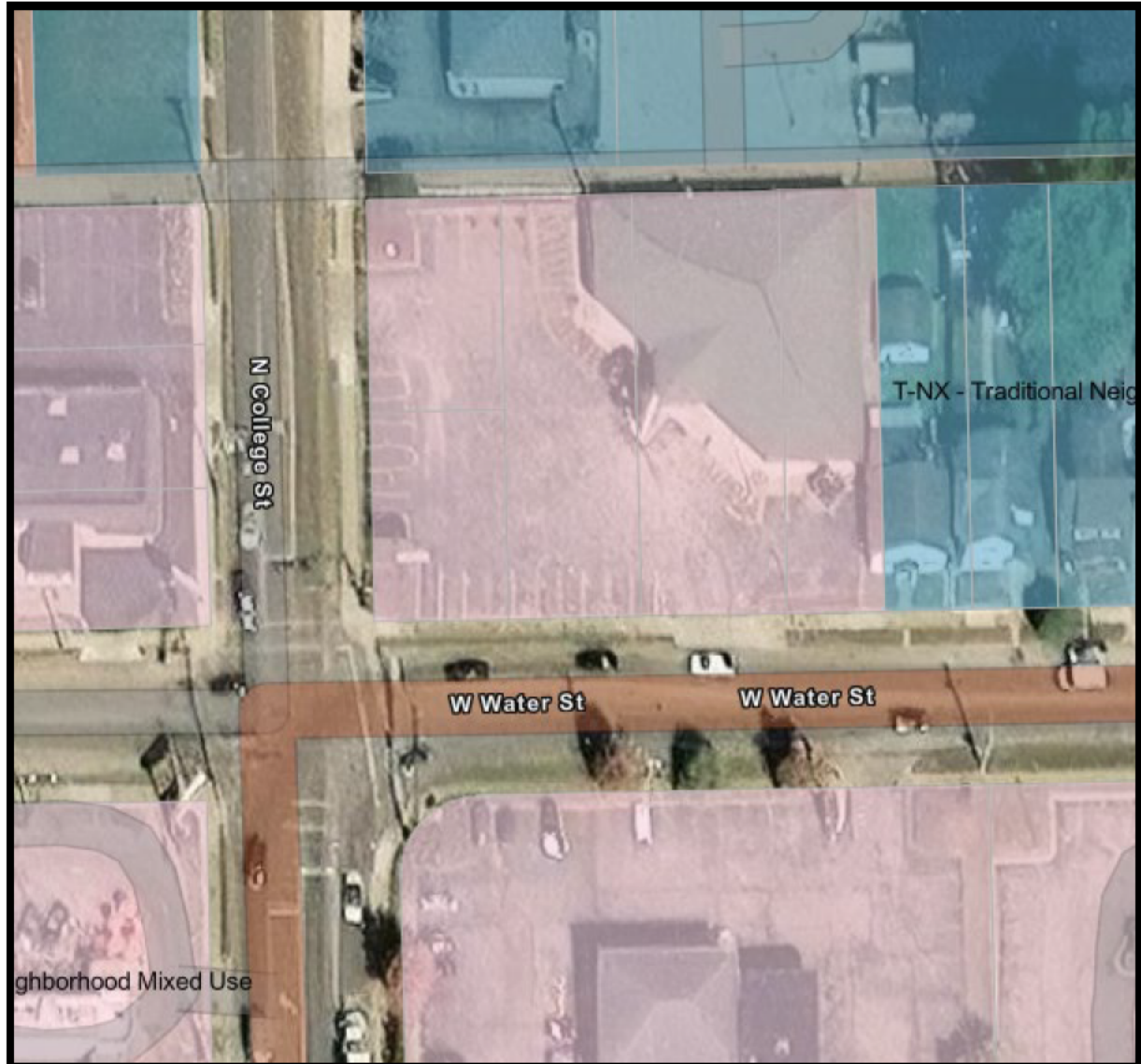
Existing parking lot serves Little Caesar's Pizza and the Smoke Shop, which are located on the northeast of the site. A parking field on the southwest corner of the site is where the proposed ATM drive-thru is contemplated.

The site is located on the corner of two busy roadways – US36 and College Street, with one access point to the site from each road. These access points do not meet the access management goals of the city, but exist and are not required to be updated.

Based on the commercial uses within the building, the property is required to have 32 parking spaces. The proposed ATM drive-thru would remove 11 of the required parking spaces.

STAFF REPORT

Zoning Map



Property is zoned NX-Neighborhood Mixed-Use District. This district allows ATM drive-thru's as a special use, which is why the applicant is before the Planning Commission.

STAFF REPORT

City of Piqua Comprehensive Plan

The Comprehensive Plan lists the property in its future land use map as Neighborhood Conservation. This designation is intended to preserve the existing neighborhood character and continue maintenance of buildings and infrastructure.

Special Use - Review Standards (Section 7.2.3)

1. The use is allowed as a Special Use in the respective zoning district.
 - a. Yes, they are permitted in the NX district.
2. The use complies with any applicable specific use standards, if any, without the granting of any variance relating to those standards.
 - a. No. They are required to have 5 cars able to queue (only four possible), no landscaping provided as required.
 - b. The site is required to have 32 parking spaces for the existing uses, and the removal of 11 spaces would make the site non-compliant.
3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.
 - a. Yes, it is a commercial use along a commercial corridor.
4. Granting the Special Use does not consume critical land resources that are uniquely suited to facilitate needs of the community for economic development, provision of utility services, or other important uses needed to safeguard the health, safety, and welfare of the community.
 - a. Yes, it meets this standard.
5. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset, or for those uses that by their nature have impacts on neighbors that cannot be easily mitigated, the Planning Commission has determined that the buffer granted is adequate and reasonable for both the applicant and any neighbors, and that the land area chosen is the best fit for the use.
 - a. No, it does not meet the general landscape buffer requirements.
6. The City and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency.
 - a. Yes.

STAFF REPORT

Staff Recommendation:

Based on the approval criteria within Section 7.2.3 the proposed ATM and drive-thru do not meet the requirements for approval therefore staff recommends ***DENIAL*** of the Special Use Permit for an ATM drive-thru.

Record Report for PC - Special Use #PC-SUP-25-0003

Record Overview

Record Number: PC-SUP-25-0003

Record Type: PC - Special Use

Record Status: In Progress

Record Submitted At: Friday October 3, 2025

Record Address: 645 W WATER ST, PIQUA, OH 45356

Record Owner: Chad Henry

Record Applicant: Andrea Rios

Form Submission

Applicant Information:

DL DESIGNS & PERMIT SERVICES, ANDREA RIOS

[REDACTED]
GARDEN GROVE, CA 92844

Property Owner Information:

FAMILY VIDEO MOVIE CLUB INC

[REDACTED]
PIQUA, OH 45356

Project Address: 645 W WATER ST, PIQUA, OH 45356

Current Use: Personal service, Restaurant

Zoning District: NX

Does the project contain a designated historic resource or is it located within a designated historic district?: No

Is there an active code compliance case on this site? : No

If Yes: Is this application related to the code violation? : -

Is this application associated with any past or future action by a board or commission? Some examples – a variance, a Special Use Permit, a recent rezoning, etc. Please describe.:

NA

Enter in any additional Piqua planning applications below: -

Square Footage: 2223

Description of Work: INSTALL NEW ATM AND ATM CANOPY WITH ASSOCIATED WORK.

Estimated Project Cost: \$100,000.00

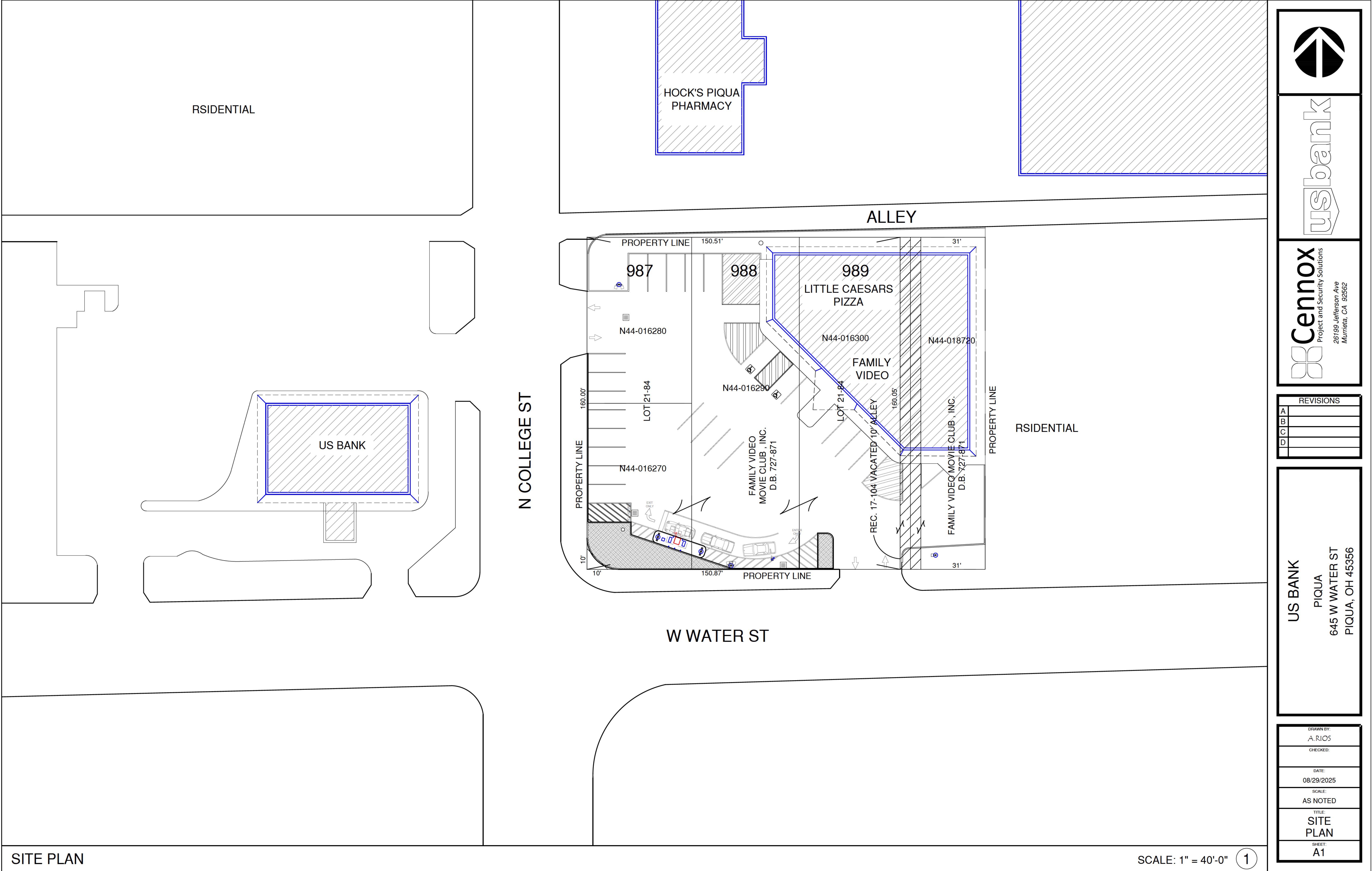
Start Date: 11/02/25

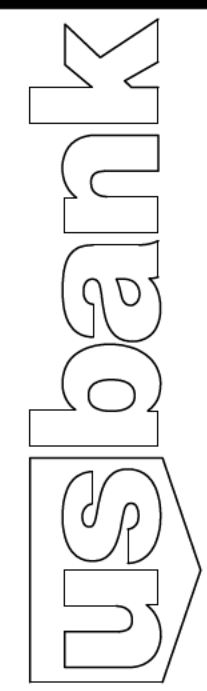
End Date: 3/01/26

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

A handwritten signature in black ink, appearing to be a stylized 'G' followed by a flourish.

Signed in GovWell: Friday October 3, 2025, 3:23pm





Cennox
Project and Security Solutions
26199 Jefferson Ave
Murrieta, CA 92562

REVISIONS	
A	
B	
C	
D	

US BANK
PIQUA
645 W WATER ST
PIQUA, OH 45356

DRAWN BY:
A.RIOS

CHECKED:

DATE:
08/29/2025

SCALE:
AS NOTED

TITLE:
SITE PLAN

SHEET:
A1

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE PIQUA BUILDING CODES AND ALL OTHER APPLICABLE REQUIREMENTS OF LOCAL AND STATE CODES, ORDERS, ORDINANCES, AND REGULATIONS.
2. BEFORE COMMENCING WORK, CONTRACTOR SHALL BECOME FAMILIAR WITH DRAWINGS, SCOPE OF WORK AND VERIFY EXISTING CONDITIONS AND DIMENSIONS AT THE SITE
3. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL SUBMIT TO US BANK PROJECT MANAGER AN ITEMIZED COST BREAKDOWN OF ALL WORK AND A CONSTRUCTION SCHEDULE. WORK TO BE SCHEDULED TO MEET US BANK REQUIREMENTS.
4. ALL WORK DESCRIBED OR INDICATED IN THESE DOCUMENTS AND ALL WORK DEPENDENT UPON OR NECESSARY TO COMPLETE THIS WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER CONSISTENT WITH THE BEST STANDARDS OF THE TRADE INVOLVED AND BE OF ITEMS AND MATERIALS SUITED FOR THE PURPOSE INTENDED.
5. TRADESMEN, CRAFTSMEN, INSTALLERS, FOREMEN, SUPERVISORS, AND SUBCONTRACTORS SHALL BE SKILLED AND EXPERIENCED IN THE WORK THEY WILL BE PERFORMING.
6. PROJECT CONSTRUCTION ITEMS TO BE NEW, UNLESS NOTED OTHERWISE. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS COMPLETE DESCRIPTIONS OF ITEMS INCLUDING DRAWINGS, TEST DATA, SAMPLES, COST AND SCHEDULE CHANGES ARE SUBMITTED BY THE CONTRACTOR. ANY ITEM NOTED ON THE DRAWINGS THAT ARE NOT AVAILABLE OR WOULD CAUSE A TIME DELAY SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR.
7. TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE U.O.N.. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF CONTRACTOR HAS ANY QUESTIONS REGARDING THE SAME OR THEIR EXACT MEANING, ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
8. DIMENSION LINES ARE TO FACE OF FINISH ON EXISTING AND NEW WORK, UNLESS NOTED AS FACE OF STUD OR MASONRY OR CENTERLINE OR OTHERWISE. DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE AND LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
9. PROVIDE SHOP DRAWINGS FOR ALL MILLWORK AND METAL FABRICATION AND WHERE THEY ARE CALLED OUT FOR ON THE CONSTRUCTION DOCUMENTS.
10. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF AS-BUILT DRAWINGS NOTING DEVIATIONS BETWEEN THESE DRAWINGS & ACTUAL FIELD CONDITIONS & NEW CONSTRUCTION OF ALL TRADES & DELIVER TO US BANK AT END OF PROJECT. GENERAL CONTRACTOR SHALL PROVIDE ALL SUBCONTRACTORS WITH THE MOST CURRENT CONST. DOCUMENTS THROUGHOUT THE PROJECT, INCLUDING ALL REVISIONS.
11. CONTRACTOR TO NOTIFY US BANK PROJECT MANAGER OF ALL REVISIONS TO THE DRAWINGS AND CHANGES WITH SCOPE OF WORK OR SCHEDULE REQUIRED BY GOVERNING AGENCIES, FIELD CONDITIONS OR US BANK PERSONNEL REGARDLESS OF EXTENT. ALL REVISIONS TO BE IN WRITING AS CHANGE ORDERS AND APPROVED PRIOR TO STARTING WORK.

12. CONTRACTOR TO PROVIDE EQUIPMENT TO ENSURE LIFE SAFETY OF PUBLIC, TENANTS AND WORKERS AS REQUIRED BY FEDERAL, STATE AND LOCAL CODES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT PEDESTRIANS.
13. SITE AND BUILDING SHALL BE MAINTAINED IN A CLEAN, SAFE MANNER. DIRTY/NOISY WORK SHALL BE PERFORMED AT SUCH TIME AS DIRECTED PER THE OWNER AND/OR CITY. WHEN THE WORK OF VARIOUS SECTIONS ARE COMPLETED, AND AT OTHER TIMES AS DIRECTED BY US BANK, OR OWNER, ALL TRASH, DEBRIS, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. LEAVE PREMISES IN A CONDITION ACCEPTABLE TO US BANK OR OWNER.
14. WHERE EXISTING CONSTRUCTION, FINISHES, OR EQUIPMENT TO REMAIN ARE DAMAGED BY WORK IN THIS CONTRACT, THEY SHALL BE PATCHED, REPAIRED, OR REPLACED AS REQUIRED TO MATCH EXISTING, BY TRADE WHOSE WORK IS DAMAGED AT NO COST TO US BANK.
15. LAYOUT OF WORK:

A. LOCATION AND ELEVATIONS OF ALL WORK TO BE CONSTRUCTED ARE SHOW ON DRAWINGS AND UNLESS DISCREPANCIES ARE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER LOCATION AND ELEVATIONS AS SHOWN AND INTENDED.

B. THE CONTRACTOR SHALL LAYOUT THE WORK AND SHALL ESTABLISH AND MAINTAIN NECESSARY MARKERS, AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME. THE CONTRACTOR SHALL LAYOUT, AS A GUIDE TO ALL TRADES AND TO HIS SUBCONTRACTORS, THE EXACT LOCATIONS OF NEW OR REMODEL WORK WITH RESPECT TO CHANGES TO EXISTING.
16. INSTALL AND APPLY ITEMS, MATERIALS, EQUIPMENT, FINISHES, ETC., INCLUDING THE PREPARATIONS OF SURFACES, IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED RECOMMENDATIONS AND INSTALLATION REQUIREMENTS
17. EQUIPMENT (GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING): REMOVAL AND RELOCATION OF ANY EXISTING EQUIPMENT, FIXTURES, AS NECESSARY FOR A COMPLETE INSTALLATION.
18. ACCESS PANELS SHALL BE PROVIDED FOR ALL EQUIPMENT SWITCHES, VALVES, AND OTHER CONTROL DEVICES THAT ARE CONCEALED.
19. BESIDES GUARANTEES REQUIRED ELSEWHERE, THE CONTRACTOR SHALL, AND HEREBY DOES, GUARANTEE ALL WORK FOR A MINIMUM PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE BY US BANK AND SHALL REPAIR OR REPLACE ANY OR ALL SUCH WORK, TOGETHER WITH ANY OTHER WORK, WHICH MAY BE DISPLACED IN SO DOING, THAT MAY PROVE DEFECTIVE IN WORKMANSHIP AND/OR MATERIALS WITHIN A MINIMUM OF ONE YEAR PERIOD FROM THE DATE OF ACCEPTANCE WITHOUT EXPENSE TO US BANK.
20. THE CONTRACTOR SHALL HOLD HARMLESS PROJECT AND SECURITY SOLUTIONS, INC, AS A COMPANY AND INDIVIDUAL ARCHITECTS, THE BUILDING OWNER, TENANT AND ALL REPRESENTATIVES FROM ANY LEGAL LIABILITY OR ACTION RESULTING FROM WORK ON THIS PROJECT.

US BANK
PIQUA
NEW DRIVE-UP ATM

PARCEL ADDRESS:

646 & 650 W WATER ST,
PIQUA, OH 45356

SITUS ADDRESS:

645 W WATER ST,
PIQUA, OH 45356

PROPERTY DATA:

APN: 016270, 016280, 016290, 016300
LAND USE: 420
CLASS: C
ZONING: NX
PARCEL/LOT SQ FT: 3,920.4;
3,920.4; 7,840.8; 8,712 = 24,393.6
LEGAL DESCRIPTION:
IN LOT 989 49.66 VAC ALLEY 5 X 160; IN LOT 988 50; IN LOT 987 50X80 S 1/2

BUILDING DATA:

TYPE OF USE: BANK
NUMBERS OF STORIES: 1
OCCUPANCY: B
TYPE OF CONSTRUCTION: V-B
PROJECT AREA: 2,223 SQ. FT.

PROPERTY OWNER:

FAMILY VIDEO MOVIE CLUB INC
464 W WATER ST,
PIQUA, OH 45356

PROJECT PROPONENT:

US BANK
80 S 8TH ST, SUITE 224
MINNEAPOLIS, MN 55402

PROJECT COORDINATOR:

CENNOX PROJECT AND
SECURITY SOLUTIONS
26199 JEFFERSON AVE.
MURRIETA, CA 92562

T1	TITLE PAGE
A1	SITE PLAN
A2	EXISTING PLAN VIEW
A3	PROPOSED PLAN VIEW
A4	FOUNDATION PLAN & SECTION
D1	ELEVATION & SPECIFICATIONS
D2	DETAILS
E1	ELECTRICAL DETAILS

PROJECT DATA

PROJECT TEAM

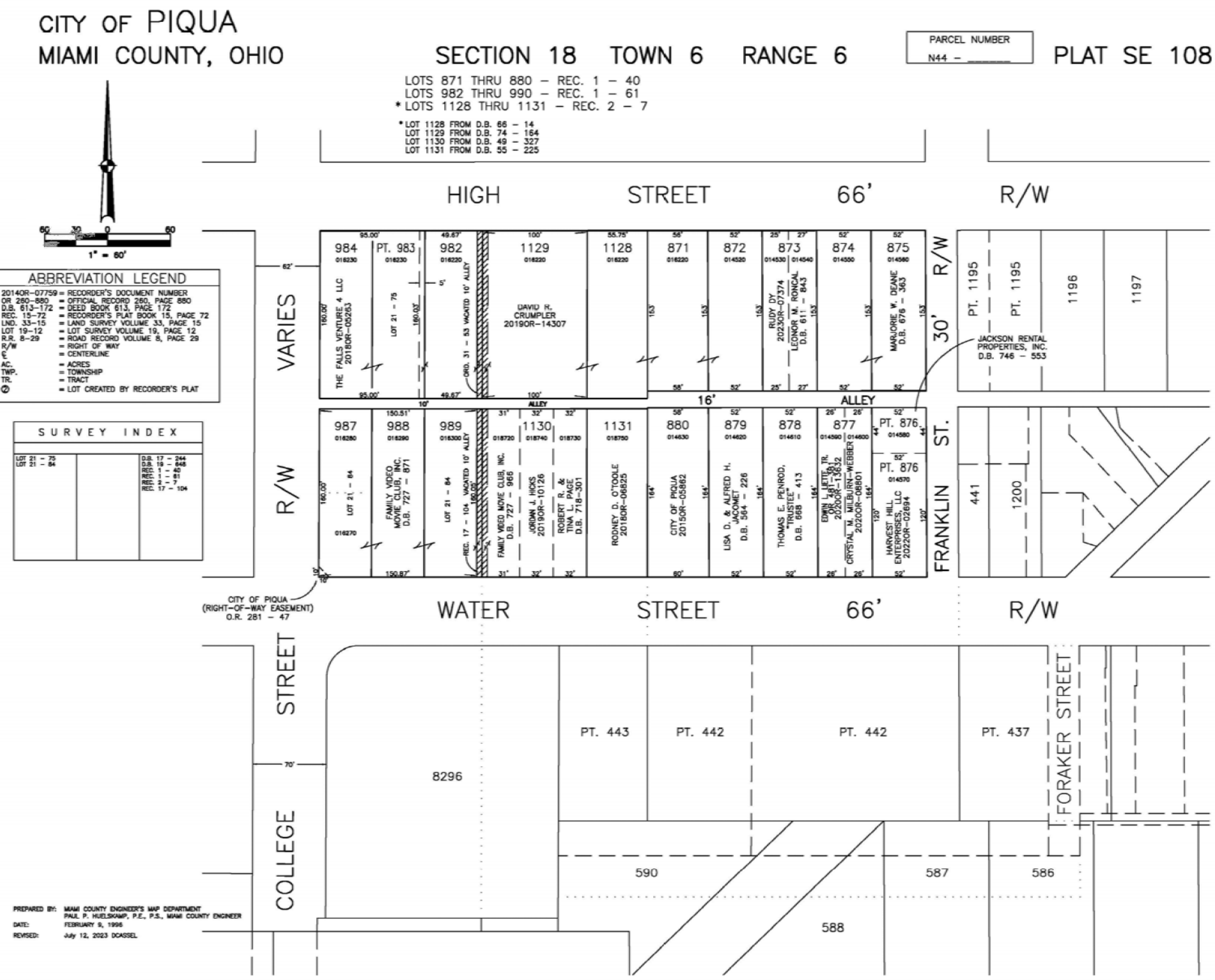
SHEET SCHEDULE

- REMOVE (11) EXISTING PARKING STALLS
- REMOVE PORTION OF EXISTING ASPHALT PAVING
- REMOVE PORTION OF EXISTING CONCRETE CURB
- REMOVE EXISTING STRIPING.
- FORM & POUR NEW ATM CONCRETE ISLAND
- FORM & POUR NEW ATM CONCRETE FOUNDATION
- INSTALL NEW DN490 ATM
- INSTALL NEW PRE-FABRICATED US BANK LIGHTED CANOPY
- INSTALL (1) NEW UTILITY PEDESTAL

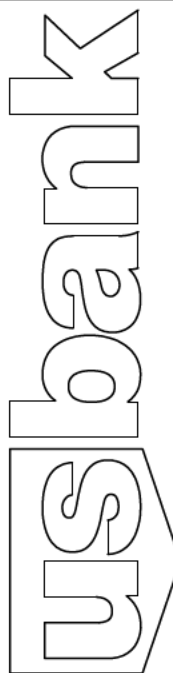
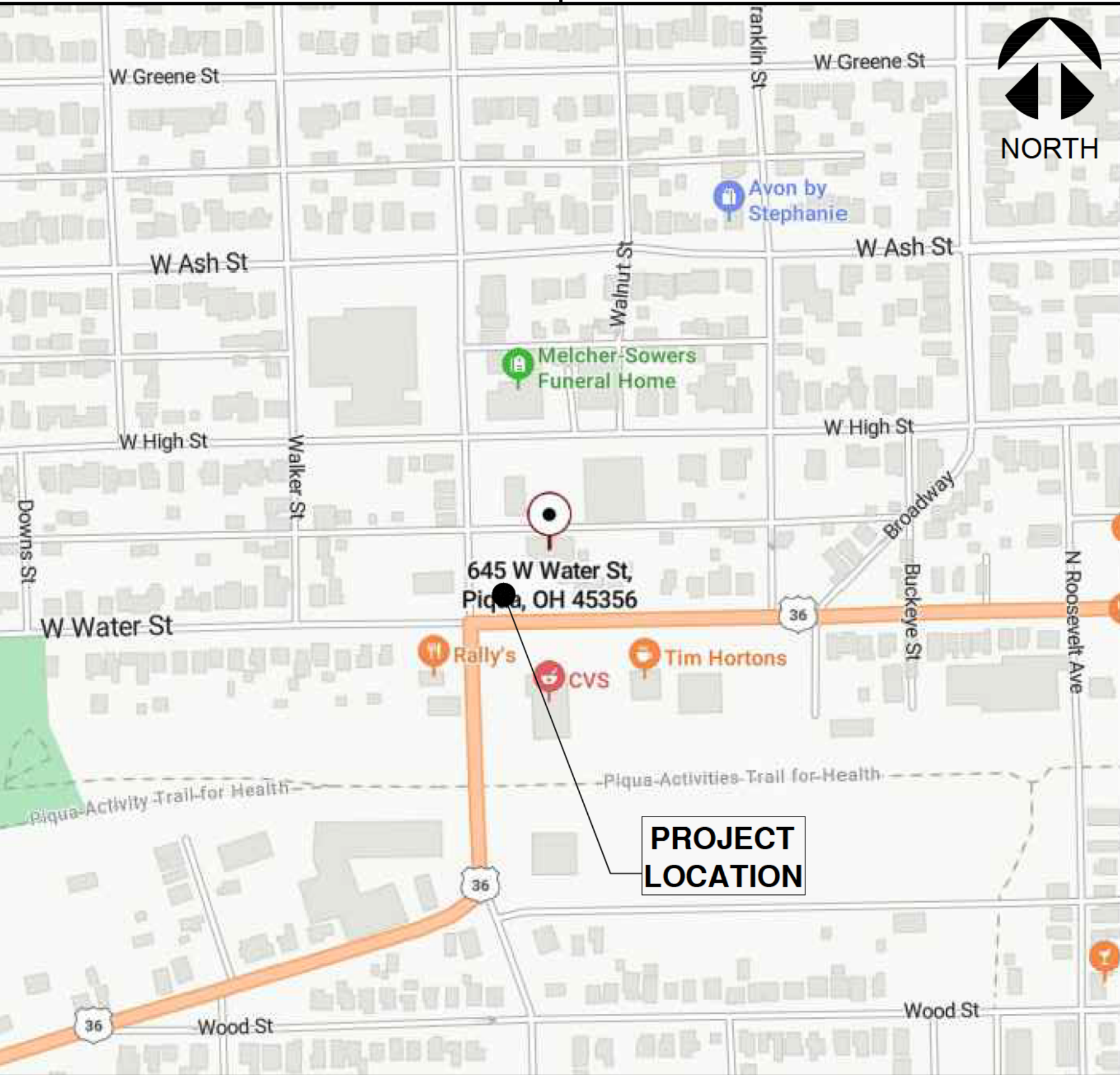
- INSTALL (6) NEW BOLLARDS
- INSTALL (2) NEW LIGHT STANDARDS w/ (2) NEW L.E.D. LIGHT FIXTURES
- INSTALL (1) NEW CLEARANCE BAR
- ADD (2) NEW DIRECTIONAL ARROWS
- ADD NEW "NO PARKING", "ENTER ONLY" & "EXIT ONLY" LETTERING
- ADD NEW STRIPING
- PAINT ATM ISLAND CURB
- ADD APPROX. 490 SQ.FT. OF NEW LANDSCAPE
- ADD APPROX. 50 SQ. FT. NEW CONCRETE CURB

SCOPE OF WORK

PARCEL MAP



VICINITY MAP



Cennox
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26199 Jefferson Ave
Murrieta, CA 92562

REVISIONS

A	
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US BANK

PIQUA

645 W WATER ST

PIQUA, OH 45356

DRAWN BY:
A.RIOS

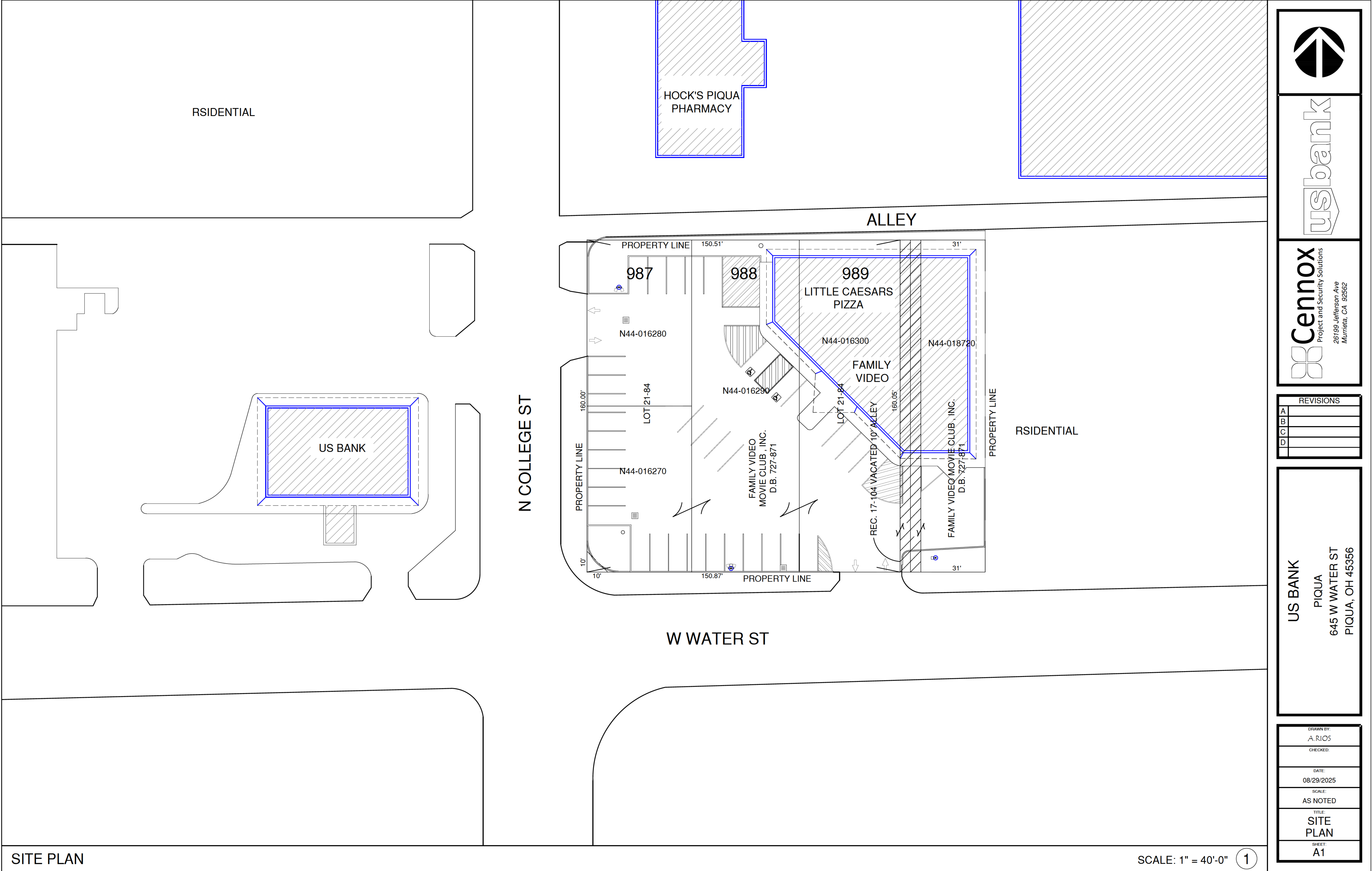
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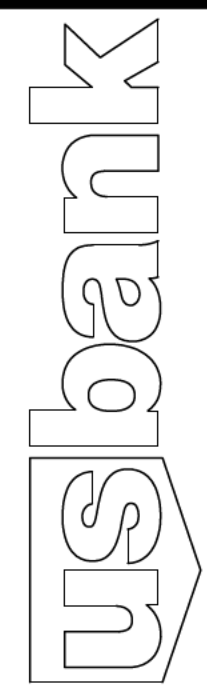
DATE:
08/29/2025

SCALE:

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TITLE
PAGE

SHEET:
T1







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Murrieta, CA 92562

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US BANK
PIQUA
645 W WATER ST
PIQUA, OH 45356

DRAWN BY:
A.RIOS

CHECKED:

DATE:
08/29/2025

SCALE:
AS NOTED

TITLE:
SITE PLAN

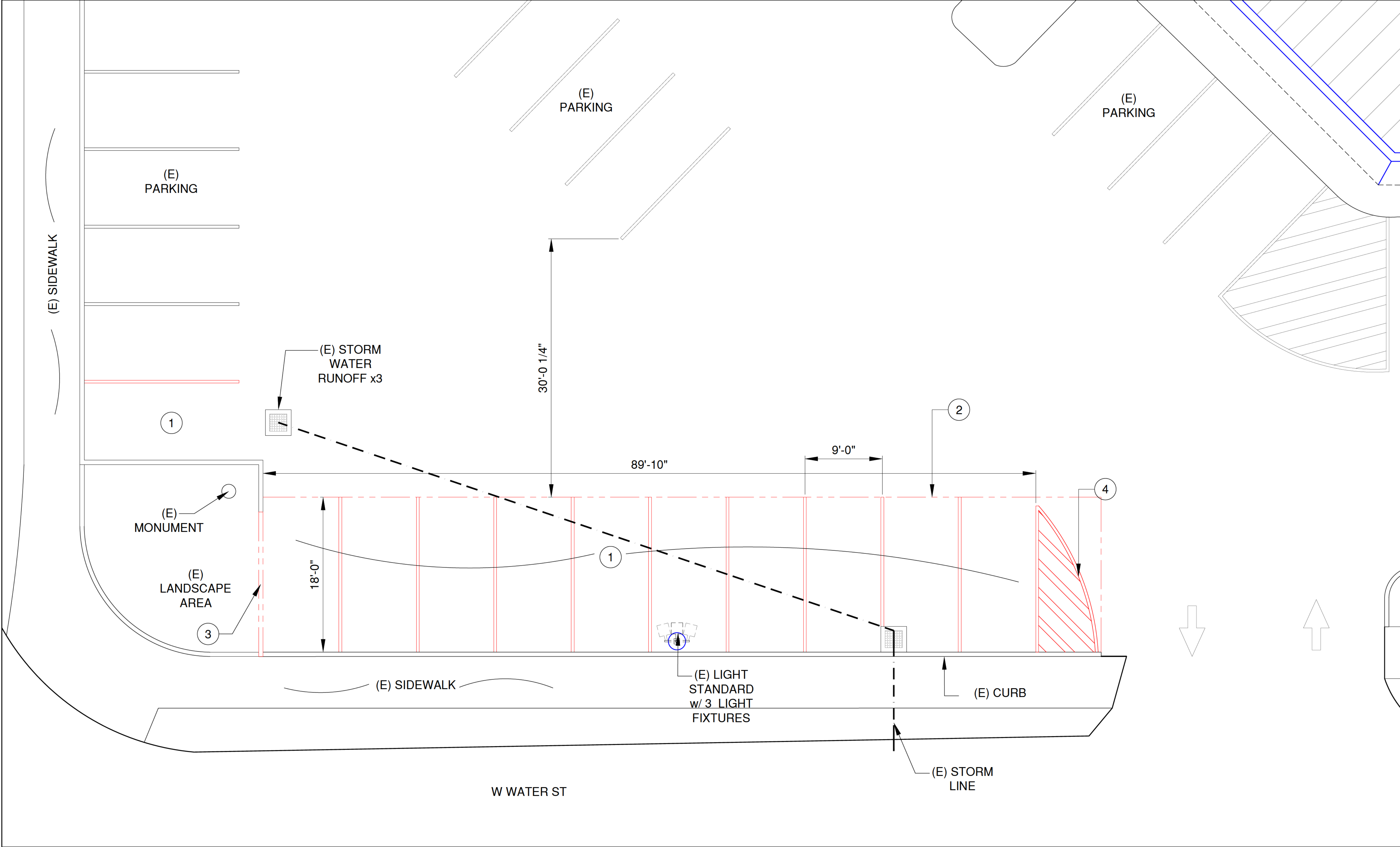
SHEET:
A1

EXISTING NOTES

- 1 REMOVE (11) EXISTING PARKING STALLS.
- 2 EXISTING PORTION OF ASPHALT PAVING TO BE REMOVED.
- 3 REMOVE PORTION OF EXISTING CONCRETE CURB.
- 4 REMOVE EXISTING STRIPING.

LEGEND

DEMO



EXISTING PLAN VIEW

SCALE: 3/32" = 1'-0" 1

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US BANK

PIQUA

645 W WATER ST

PIQUA, OH 45356

DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: EXISTING PLAN VIEW
SHEET: A2

PROPOSED NOTES

- 1

FORM & POUR NEW ATM CONCRETE ISLAND.

1

A4

2

A4
- 2

FORM & POUR NEW ATM CONCRETE FOUNDATION.

1

A4

2

A4

3

A4
- 3

NEW DN490 ATM

1

D1
- 5

NEW CLEARANCE BAR

2

D2
- 7

(2) NEW LIGHT STANDARDS w/ (2) NEW L.E.D. LIGHT FIXTURES

4

D2
- 9

(2) NEW DIRECTIONAL ARROWS

11

D2
- 11

NEW "NO PARKING", "ENTER ONLY" & "EXIT ONLY" LETTERING

13

D2
- 13

NEW LANDSCAPE

14

D2
- 4

NEW PRE-FABRICATED US BANK LIGHTED CANOPY

3

D1
- 6

NEW UTILITY PEDESTAL

2

E1
- 8

(6) NEW BOLLARDS

1

D2
- 10

NEW STRIPING

12

D2
- 12

PAINT CONCRETE ISLAND CURB

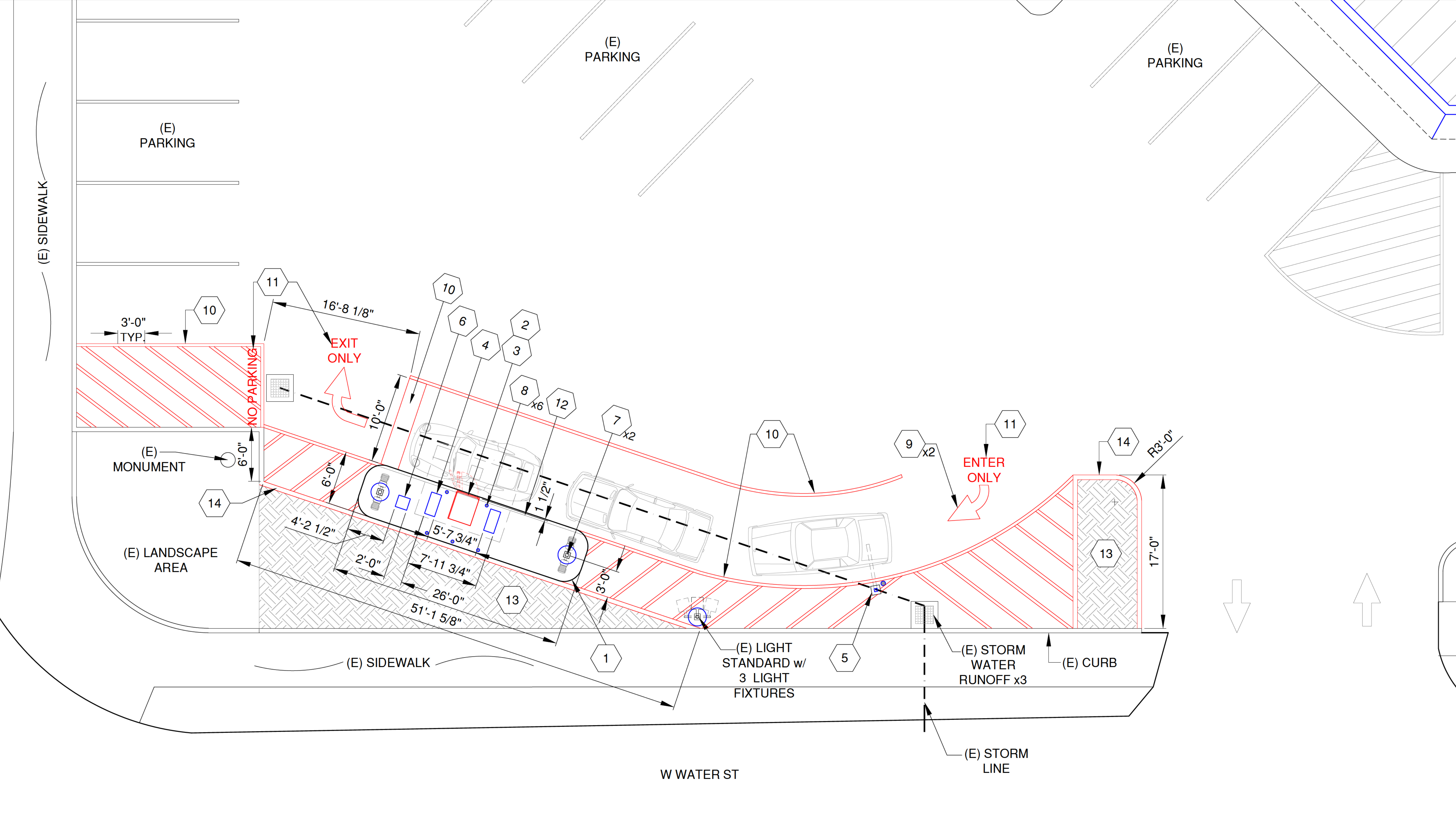
14

D2
- 14

NEW CONCRETE CURB

16

D2



PROPOSED PLAN VIEW

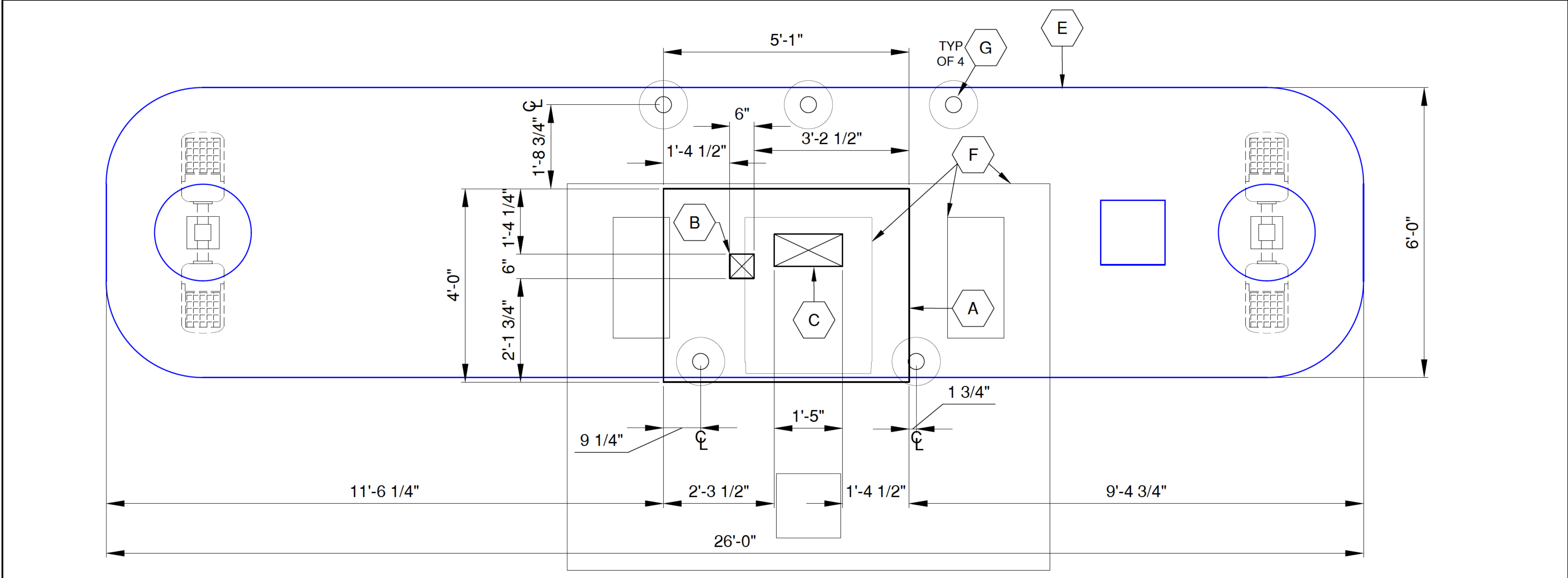
SCALE: 3/32" = 1'-0" 1

Project and Security Solutions
26199 Jefferson Ave
Murrieta, CA 92562

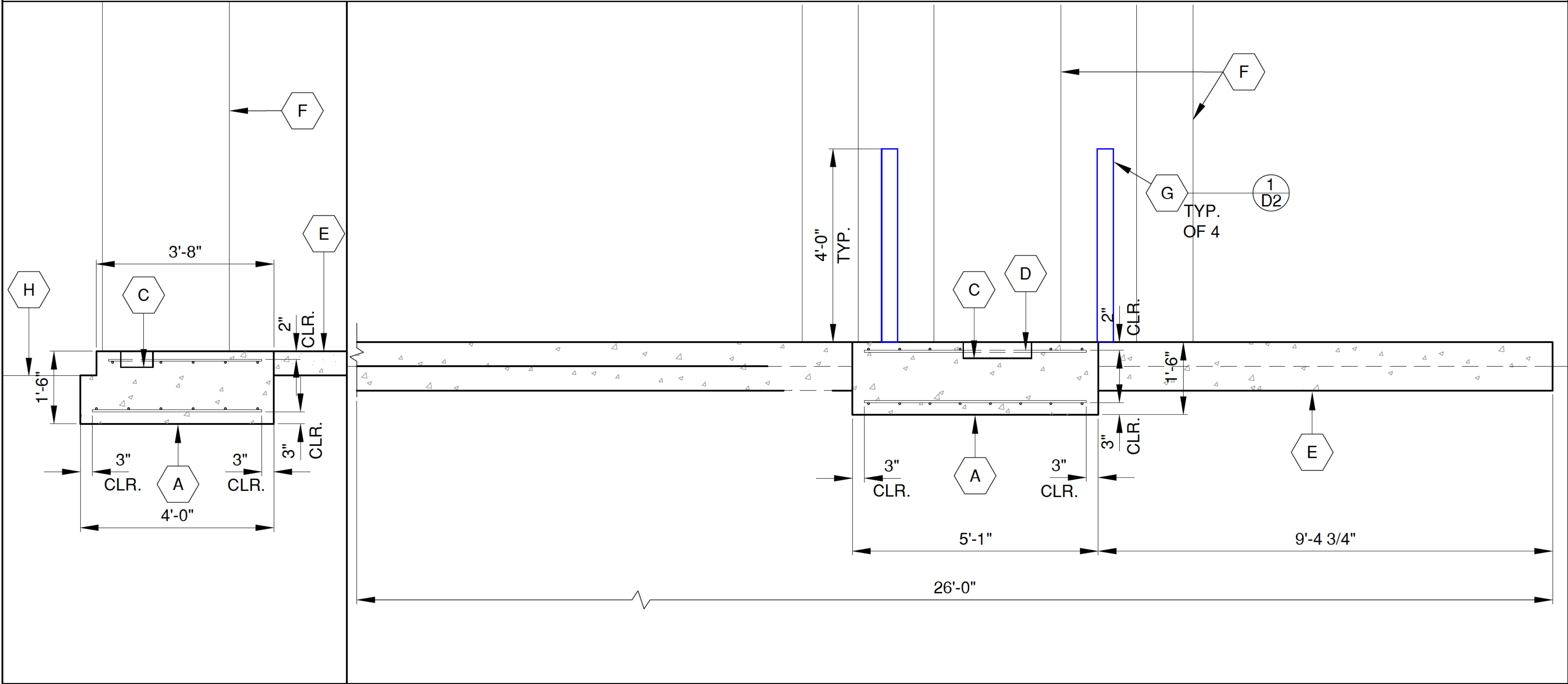
REVISIONS	
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US BANK
PIQUA
645 W WATER ST
PIQUA, OH 45356

DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: PROPOSED PLAN VIEW
SHEET: A3



FOUNDATION PLAN SCALE: 3/8" = 1'-0" ①



LEFT SIDE FOUNDATION SECTION SCALE: 3/8" = 1'-0" ②

- NOTES
- A

KIOSK FOOTING - #5 @ 8" EACH WAY TOP & BOTTOM

B

6" X 6" STUB UP OPENING

C

8" X 17" X 4" DEEP BLOCK OUT

D

DISCONTINUE OR RELOCATE STEEL AT BLOCKOUT

E

NEW 26' X 6' CONCRETE PAD

F

ATM & CANOPY ABOVE

G

12" DIA. X 2'-6" BOLLARD FOOTING WITH 4" STEEL BOLLARD IN THE CENTER

H

NEW ASPHALT DRIVEWAY
- LEGEND
- NEW CONCRETE

Project and Security Solutions
26199 Jefferson Ave
Murrieta, CA 92562

REVISIONS

A	
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C	
D	

US BANK

PIQUA

645 W WATER ST

PIQUA, OH 45356

DRAWN BY:
A.RIOS

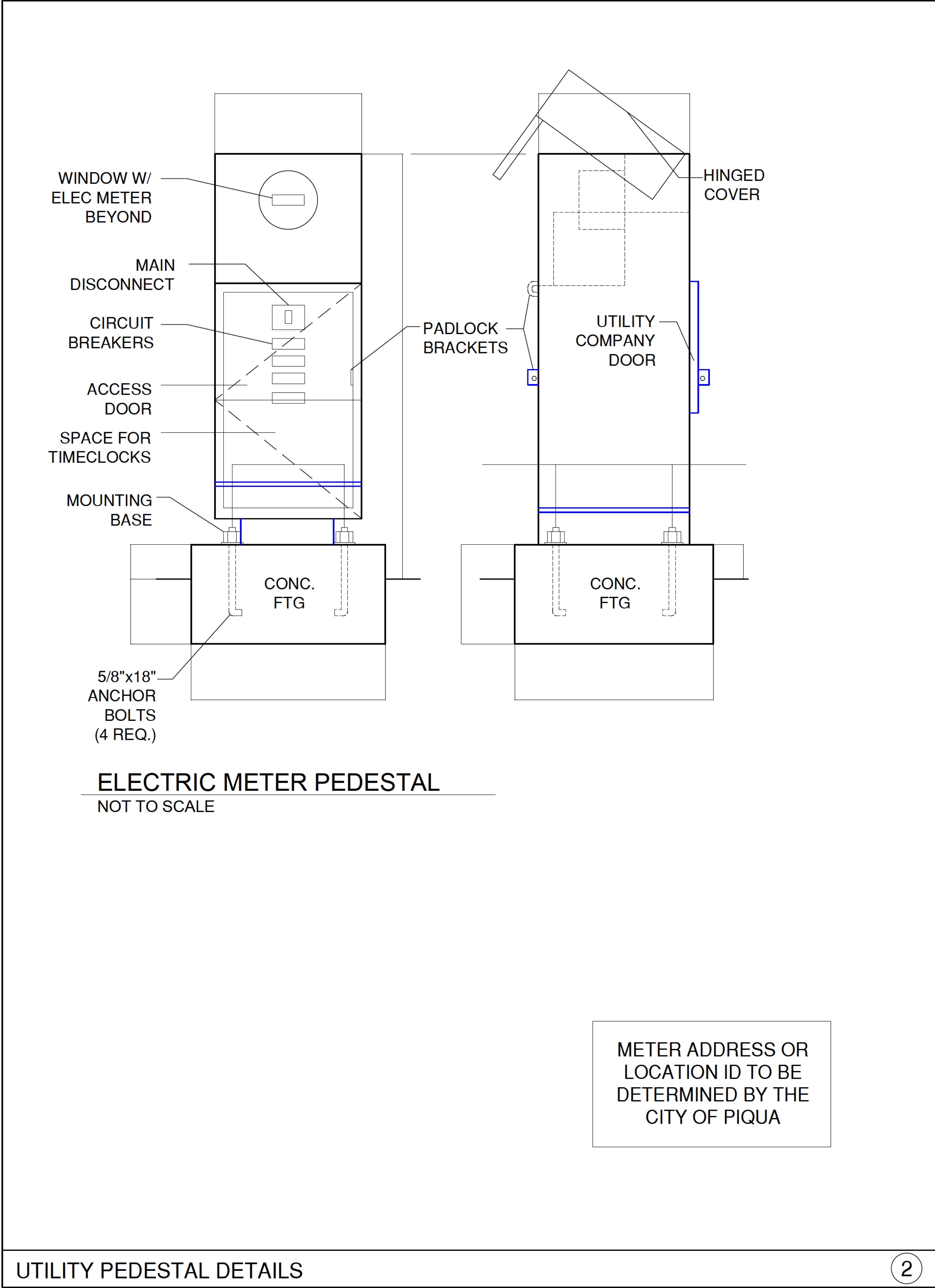
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08/29/2025

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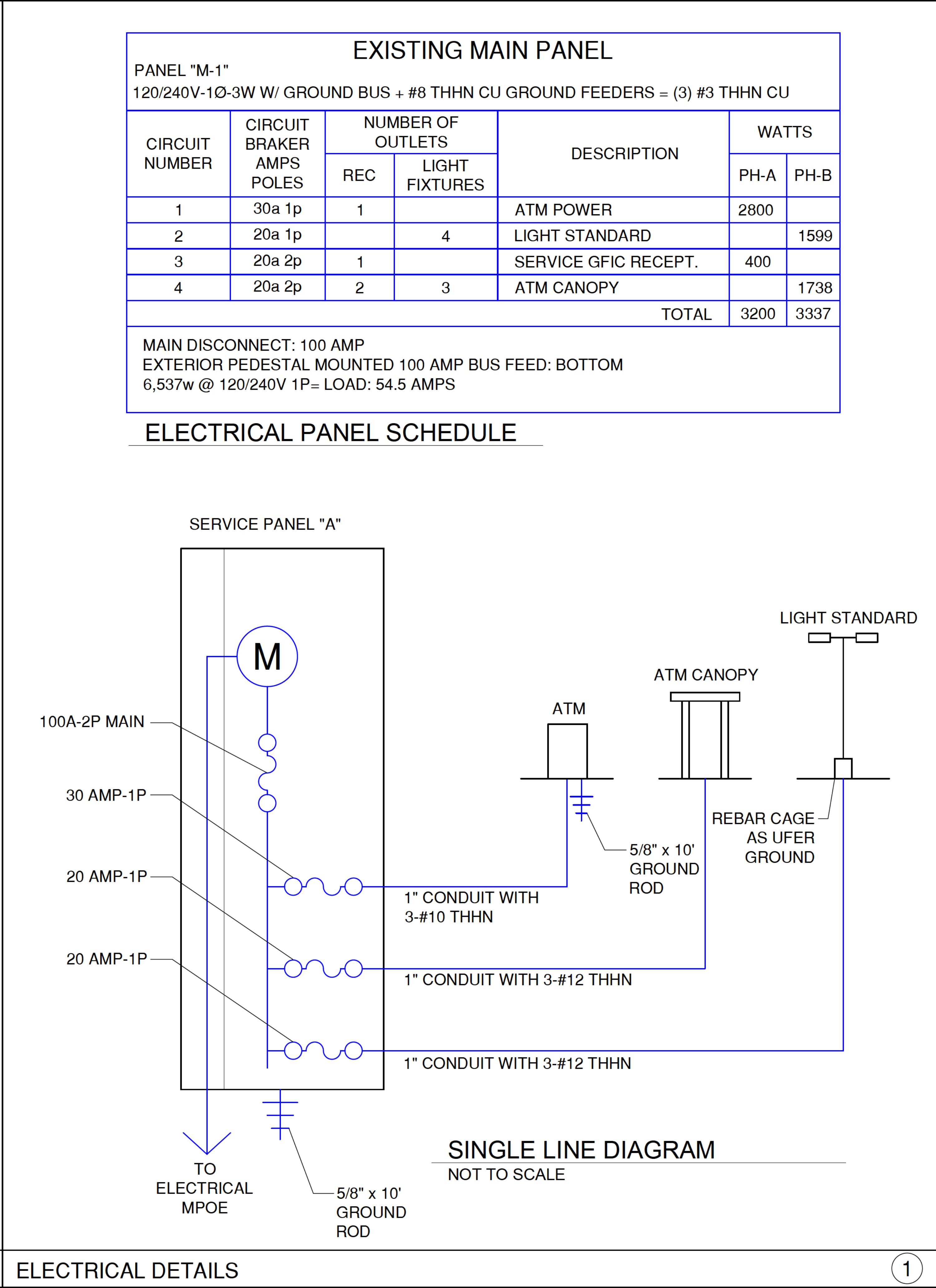
TITLE:
FOUNDATION PLAN & SCTN

SHEET:
A4



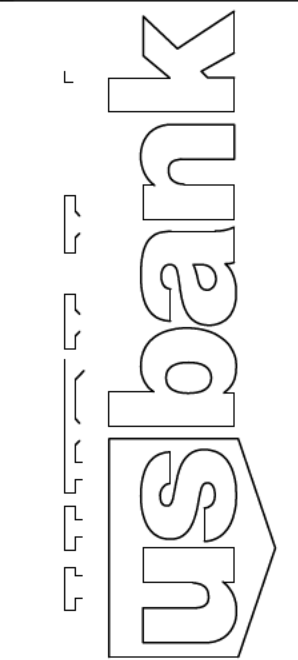
UTILITY PEDESTAL DETAILS

2



ELECTRICAL DETAILS

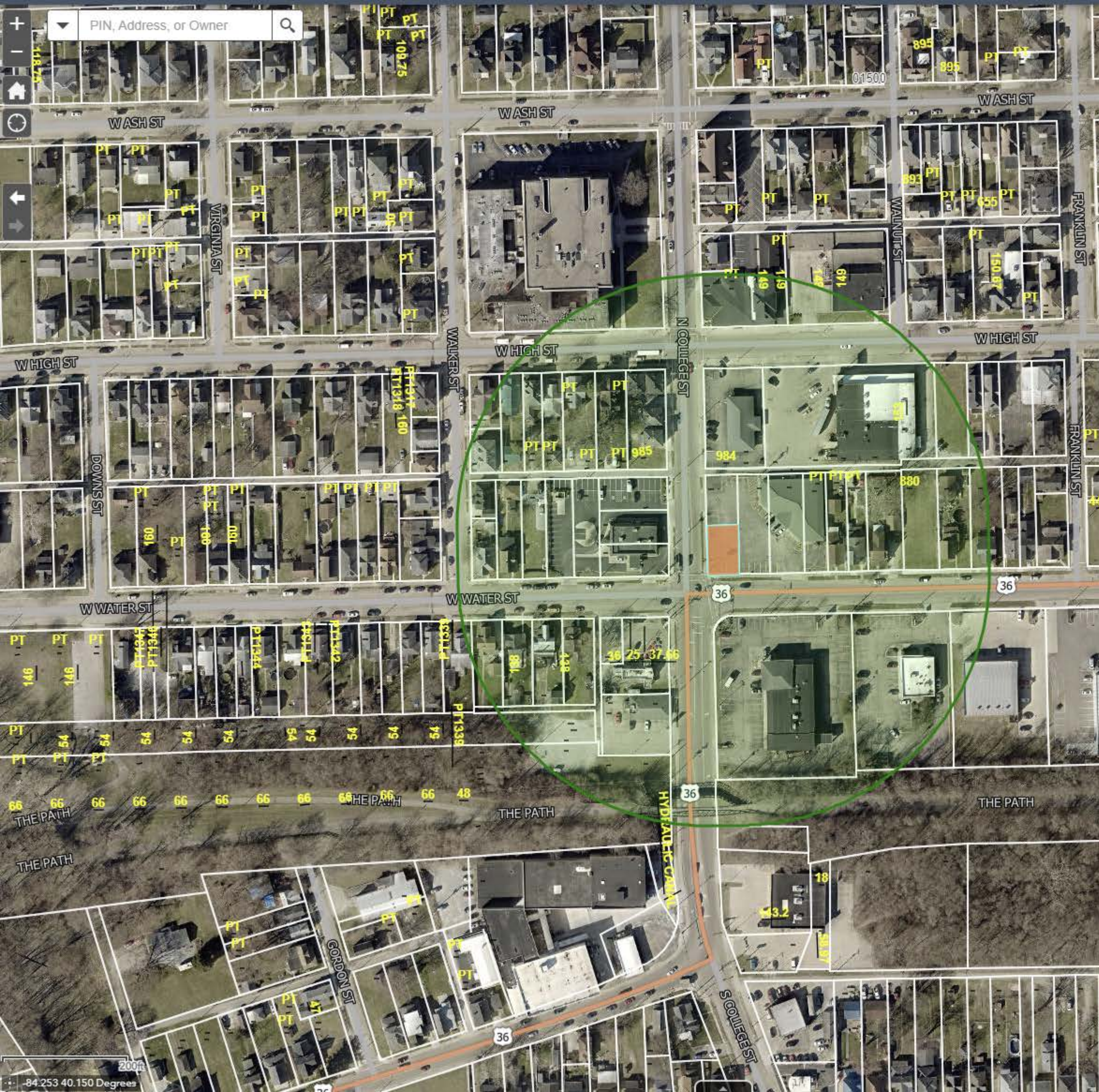
1



REVISIONS	
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US BANK
PIQUA
645 W WATER ST
PIQUA, OH 45356

DRAWN BY: A.RIOS
CHECKED:
DATE: 08/29/2025
SCALE: AS NOTED
TITLE: ELEC. DETAILS
SHEET: E1

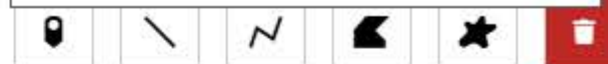


Public Notification

Select or search for a feature in the map

N44-016270

N44-016270



☒ Apply a search distance

400

Feet

Addressee Layer

Notification Fields

Format

Comma-separated values (CSV)



RESOLUTION No. PC 01-26

A RESOLUTION RECOMMENDING ACCEPTANCE OF 0.0646 ACRES OF DEDICATED PUBLIC RIGHT-OF-WAY AT 5545 N. DRAKE ROAD, PIQUA, OHIO

WHEREAS, the property located at 5545 N. Drake Road, Piqua, Ohio (Parcel ID #M40-041400), is a 1.14-acre parcel in Washington Township, Miami County, currently improved with a single-family dwelling; and

WHEREAS, the owner has proposed or executed a dedication of 0.0646 acres of land for public right-of-way purposes, to be added to the City's street and public right-of-way system; and

WHEREAS, this dedication of new right-of-way is consistent with the goals and requirements of the City of Piqua Development Code, including Article 6 Subdivisions & Streets (Div. 6.1 Intent, Div. 6.4 Streets and Public Right-of-Way), and supports orderly development, access, and public infrastructure in alignment with the Plan It Piqua Comprehensive Plan and related adopted plans; and

WHEREAS, the Piqua Planning Commission has reviewed the proposed dedication, associated plat and survey documents, and finds that the dedication meets applicable standards for location, width, alignment, design, and compatibility, with no adverse impacts identified on adjacent properties, traffic, drainage, or public safety;

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend that the City Commission _____ the dedication, 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.

RESOLUTION No. PC 01-26

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bulp

Emily McCulla

STAFF REPORT

Planning Commission

Date: February 10, 2026
Re: PC 01-26 – Acceptance of Right-of-Way (R/W)

Applicant: City of Piqua
Owner: Ronnie W. Lennington & Margaret A. Paskert

Address: 5545 Drake Road N
Parcel #: M40-041400

Zoning: Not in corporation

Request: The applicant requests approval of a permanent right-of-way dedication for the City of Piqua, along with a temporary right-of-way for construction of a water main, associated with parcel M40-041400 (5545 Drake Road N), as shown on the submitted plan. This action is processed under the City of Piqua Development Code, Article 6 (Subdivisions & Streets), including Division 6.4 (Streets and Public Right-of-Way).

Staff Comments and Recommendations:

Background:

The proposed dedication and temporary construction easement are necessary to facilitate public infrastructure improvements, specifically the installation of a municipal water main. The dedication provides for permanent public right-of-way, while the temporary right-of-way supports construction access and activities.

Analysis:

The proposed dedication and temporary easement have been reviewed and are consistent with the requirements of Division 6.4 for public right-of-way dedications and temporary construction uses. The plan aligns with City standards for access, utility installation, and public infrastructure.

Recommendation:

Staff recommends that the Planning Commission **approve** the permanent right-of-way dedication and temporary construction right-of-way for M40-041400 / 5545 Drake Road



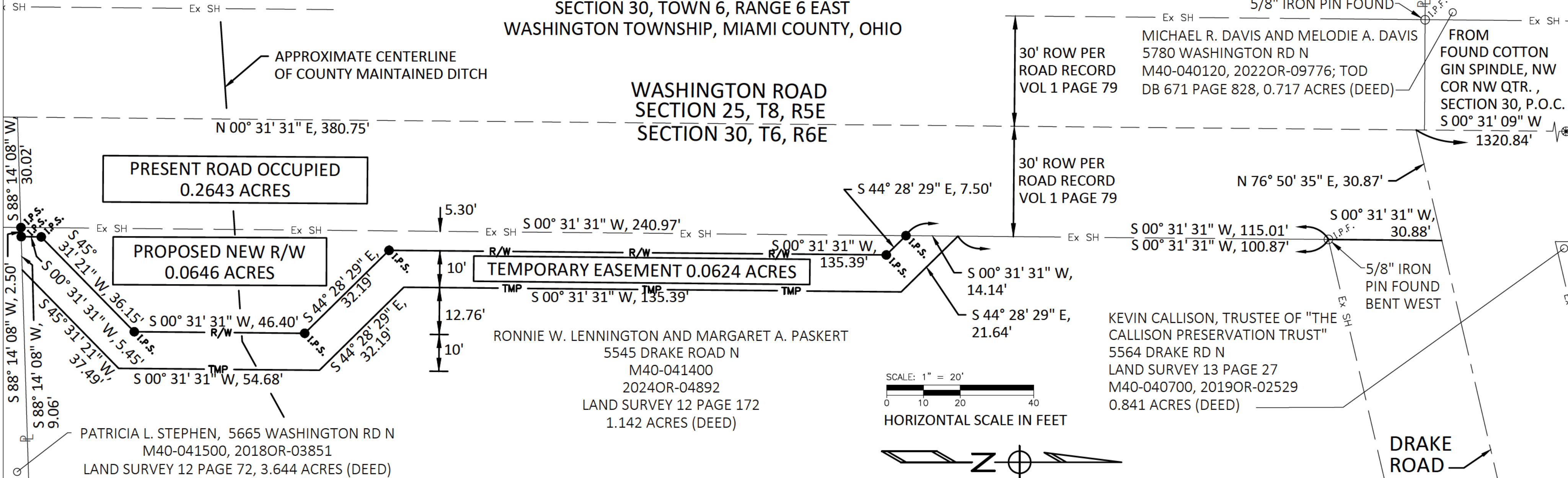
STAFF REPORT

N, and forward a positive recommendation to City Commission for final acceptance and authorization.

KEITH A. SCHAUER AND ANN L. SCHAUER
5730 WASHINGTON ROAD
M40-030900, DB 675 PAGE 69
LAND SURVEY VOLUME 38 PAGE 8
101.571 ACRES (DEED)

WASHINGTON ROAD #35
RIGHT OF WAY FOR CITY OF PIQUA
AND TEMPORARY EASEMENT FOR CONSTRUCTION OF WATER MAIN
SECTION 30, TOWN 6, RANGE 6 EAST
WASHINGTON TOWNSHIP, MIAMI COUNTY, OHIO

VOLUME PAGE
MIAMI COUNTY RECORDER'S RECORD OF PLATS
ROAD RECORD VOLUME PAGE



FEE \$ _____

MIAMI COUNTY RECORDER BY DEPUTY RECORDER

MIAMI COUNTY AUDITOR REVIEWED THIS _____ DAY OF _____, 2025

MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

REVIEWED AND APPROVED BY THE MIAMI COUNTY ENGINEER THIS _____ DAY OF _____, 2025

PAUL P. HUELKAMP, P.E., P.S.
MIAMI COUNTY ENGINEER

REVIEWED AND APPROVED BY THE MIAMI COUNTY COMMISSIONERS THIS _____ DAY OF _____, 2025, BY RESOLUTION NUMBER _____.

TED S. MERCER, PRESIDENT

WADE H. WESTFALL, VICE PRESIDENT

GREGORY A. SIMMONS, MEMBER

MONUMENT LEGEND

- ⊗ COTTON GIN SPINDLE FOUND
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN TO BE SET

NOTE: ALL IRON PINS TO BE SET REFERENCED HEREIN ARE 3/4" INCH DIAMETER X 30 INCH LONG IRON BARS WITH 2-1/2 INCH ALUMINUM CAP STAMPED "CITY OF PIQUA R/W, P.S. 8156, FISHBECK" AND WILL BE SET AFTER CONSTRUCTION.

BASIS OF BEARING
BEARINGS EXPRESSED HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, REFERENCED TO NAD(83)(2011).

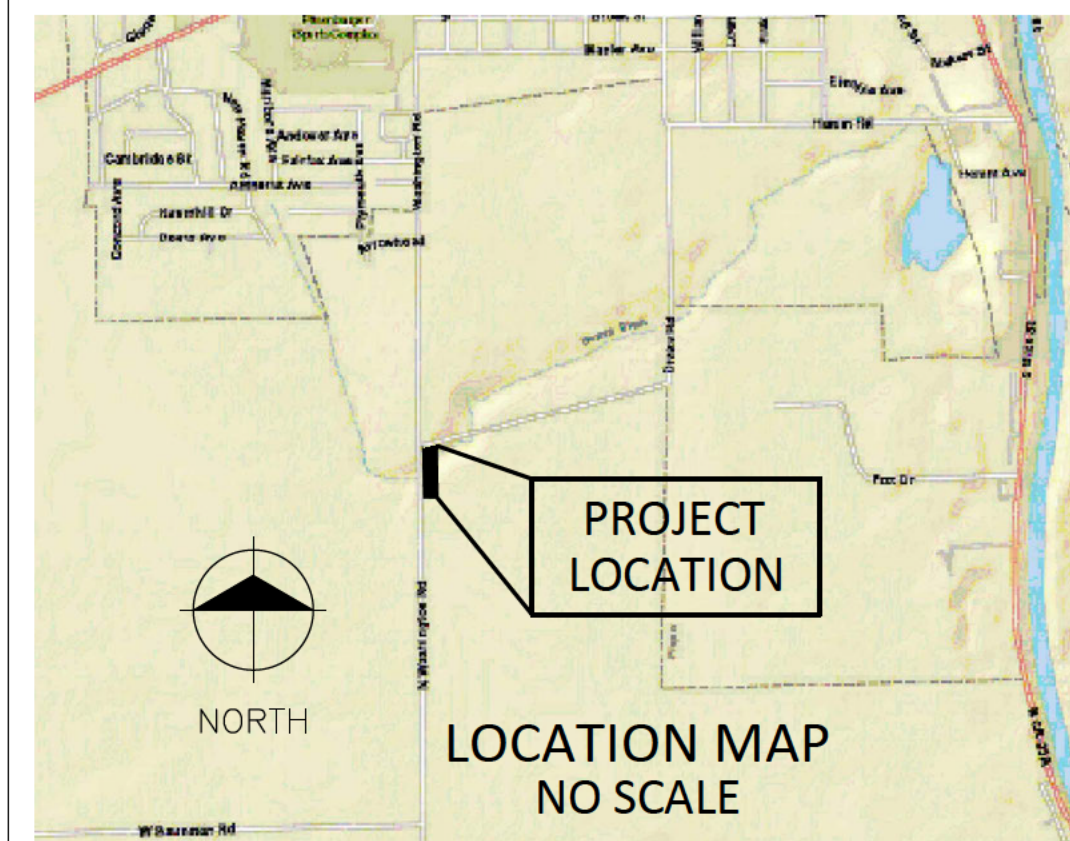
SURVEY FOR:
CITY OF PIQUA, OHIO

PLANS PREPARED BY:

fishbeck
Engineers | Architects | Scientists | Constructors

10856 Reed Hartman Highway, Suite 175
Cincinnati, Ohio 45242
513.469.2370

1
1



SURVEYOR NOTES:

1. LINES OF OCCUPATION, WHEREVER THEY EXIST, GENERALLY AGREE, UNLESS OTHERWISE SHOWN.
2. ALL MONUMENTS IN GOOD CONDITION UNLESS NOTED OTHERWISE.
3. DEED REFERENCES AS NOTED.
4. A CURRENT TITLE EXAMINATION/REPORT IS NECESSARY TO DETERMINE ANY ADDITIONAL EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS OR ENCUMBRANCES WHICH MAY AFFECT THE LAND BEING SHOWN.

I, CASEY WALTER, PROFESSIONAL SURVEYOR IN THE STATE OF OHIO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT OF SURVEY WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS AND IS THE CORRECT RETURN OF AN ACTUAL FIELD SURVEY MADE IN JANUARY AND FEBRUARY, 2025, UNDER MY DIRECT SUPERVISION.

CASEY WALTER DATE
PROFESSIONAL LAND SURVEYOR OF OHIO, NO. 8156

Exhibit "A"
November 4, 2025
Washington Road Water Main Extension
Warranty Deed Right-of-Way
Washington Township
Description of 0.3289 Acres

Situated in the State of Ohio, County of Miami, Washington Township, Section 30, Town 6, Range 6 East, and being part of a tract of land conveyed to Ronnie W. Lennington and Margaret A. Paskert, as recorded in 2024OR-04892 of the Miami County Recorder's Office and being more particularly described as follows:

Commencing at a found cotton gin spindle at the Northwest Corner of the Northwest Quarter of Section 30;

Thence on the Section Line of Section 30 and centerline of Washington Road right of way (60' R/W), South 00 degrees 31 minutes 09 seconds West, 1320.84 feet to the intersection of the centerlines of Washington Road (60' R/W) and Drake Road (60' R/W), also being the northwesterly corner of said Lennington tract, and **POINT OF BEGINNING**;

Thence on the centerline of Drake Road, North 76 degrees 50 minutes 35 seconds East 30.87 feet to a point on the centerline of Drake Road;

Thence parallel to the Section line and centerline of Washington Road, 30 feet therefrom, South 00 degrees 31 minutes 31 seconds West, 30.88 feet to an iron pin bent west found at the intersection of the east right of way line of Washington Road and the south right of way line of Drake Road;

Thence on the east right of way line of Washington Road, South 00 degrees 31 minutes 31 seconds West, 115.01 feet to an iron pin to be set;

Thence on a new right of way line, South 44 degrees 28 minutes 29 seconds East, 7.50 feet to an iron pin to be set;

Thence continuing on a new right of way line, parallel to the Section line and centerline of Washington Road, 35.30 feet therefrom, South 00 degrees 31 minutes 31 seconds West, 135.39 feet to an iron pin to be set;

Thence continuing on a new right of way line, South 44 degrees 28 minutes 29 seconds East, 32.19 feet to an iron pin to be set;

Thence continuing on a new right of way line parallel to the Section line and centerline of Washington Road, 58.06 feet therefrom, South 00 degrees 31 minutes 31 seconds West, 46.40 feet to an iron pin to be set;

Thence continuing on a new right of way line South 45 degrees 31 minutes 21 seconds West, 36.15 feet to an iron pin to be set;

Thence continuing on a new right of way line parallel to the Section line and centerline of Washington Road, 32.50 feet therefrom, South 00 degrees 31 minutes 31 seconds West, 5.45 feet to an iron pin to be set on the south line of said Lennington tract;

Thence on the south line of the Lennington tract, South 88 degrees 14 minutes 08 seconds West, 2.50 feet to an iron pin to be set at the intersection of the south line of said Lennington tract and the present west right of way line of Washington Road;

Thence continuing on the south line of said Lennington tract, South 88 degrees 14 minutes 08 seconds West, 30.02 feet to the southwest corner of said Lennington Tract, Section Line, and centerline of Washington Road;

Thence on the west line of the Lennington Tract, Section Line, and Centerline of Washington Road, North 00 degrees 31 minutes 31 seconds East, 380.75 feet to the **POINT OF BEGINNING**, containing 0.3289 acres of land, of which 0.2643 acres is PRO (Present Road Occupied), leaving a net take of 0.0646 acres, more or less, subject to legal highways and other easements of record.

The above described area is contained within Miami County Auditor's parcel number M40-041400.

This description is based on a field survey conducted in November, 2024 by Casey Walter, Professional Surveyor No. 8156 of the State of Ohio, a plat of which was developed and filed in Volume _____ Page _____ of the Miami County Recorder's Record of Plats.

Bearings used herein are based on Ohio State Plane Coordinates, South Zone, referenced to NAD (83) (2011) and are for this project use only.

All iron pins to be set referenced herein are 3/4 inch diameter x 30 inch long iron bars with 2-1/2 inch aluminum cap stamped "CITY OF PIQUA R/W, P.S. 8156, FISHBECK" and will be set after construction.

This description was prepared on November 4, 2025, by Casey Walter, Professional Surveyor No. 8156 of the State of Ohio.

Casey Walter
Professional Surveyor of Ohio No. 8156

Date



10856 Reed Hartman Highway, Suite 175
Cincinnati, Ohio 45242
513.469.2370

RESOLUTION No. PC 02-26

A RESOLUTION AUTHORIZING A SPECIAL USE PERMIT FOR A FUELING STATION AT 1239 E. ASH STREET, PIQUA, OHIO

WHEREAS, the property located at 1239 E. Ash Street, Piqua, Ohio (presently N44-072752, N44-250056, and N44-072750), is zoned CX – Corridor Mixed Use under the City of Piqua Development Code; and

WHEREAS, the applicant has requested a Special Use Permit to operate a fueling station at the aforementioned property, which may include associated pump islands, canopy, convenience retail, and other permitted accessory commercial activities; and

WHEREAS, the proposed use of the property for a fueling station is consistent with the goals of the City's zoning regulations and the Development Code, provided that adequate parking, vehicle queueing/stacking, access drives, setbacks, landscaping, screening, lighting, signage, and other site design, environmental, and operational standards are met; and

WHEREAS, the Piqua Planning Commission has reviewed the application, site plans, and supporting materials and finds that the proposed special use meets the applicable requirements and standards for fueling stations in the CX district (Primary Use Table §3.2; Commercial Uses §3.5; Development Standards Article 4; Special Use review §7.2.3), including location, vehicle circulation, queueing, landscaping/screening, and compatibility with adjacent uses;

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.

RESOLUTION No. PC 02-26

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bulp

Emily McCulla

STAFF REPORT

Planning Commission

Date: February 10, 2026
Re: PC 02-26 – Special Use – Fueling Station

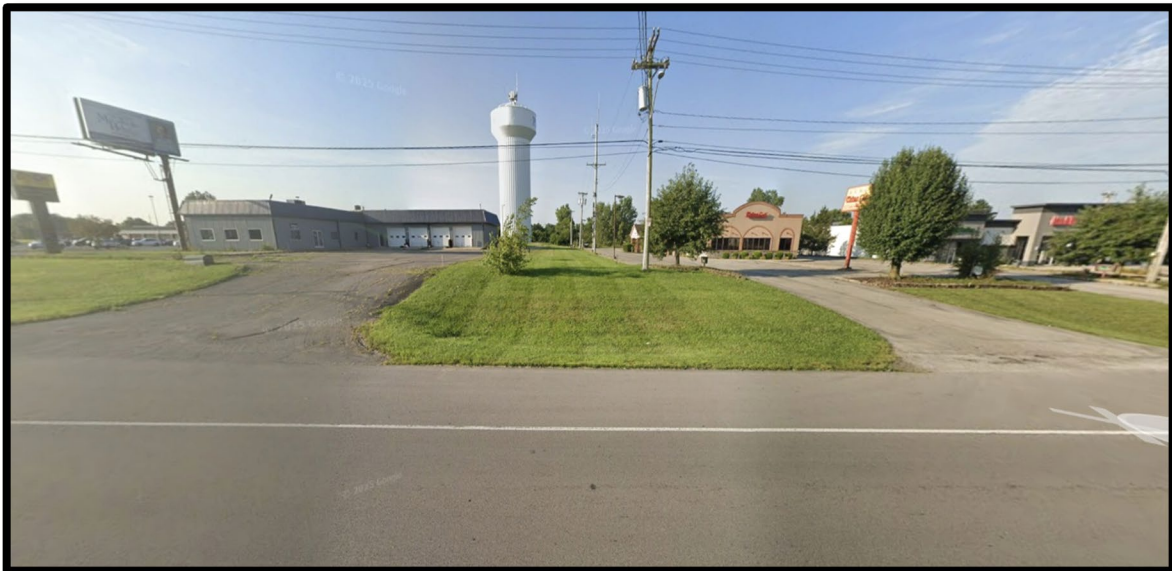
Applicant: The Kleingers Group, Anthony Chu
Owner: Hutton Piqua OH ST, LLC, Learnon Miller

Address: 1239 E. Ash Street
Parcel #: N44-072752, N44-072750 and N44-250056

Zoning: CX – ‘Corridor Mixed Use’

Request: The applicant seeks approval for a fueling station

Existing Conditions:



The proposed special use will rise on the site currently occupied by Best One Tire & Service (1241 E. Ash Street) and China East Chinese Restaurant (1239 E. Ash Street).

STAFF REPORT

Zoning Map:



Properties are zoned CX – Corridor Mixed Use. This district allows fueling stations as a special use, which is why the applicant is before the Planning Commission.

STAFF REPORT

Background:

The property located at 1239 E. Ash Street, Piqua, Ohio, consists of three parcels (N44-072752, N44-072750, and N44-250056) that are currently being replatted into a single parcel for development purposes. The site is zoned Corridor Mixed-Use (CX) under the City of Piqua Development Code, which is intended for a variety of commercial uses and residential uses along the city's arterial and major collector corridors.

The applicant, Wawa Inc., is proposing to develop a convenience store with an associated fueling station on the consolidated parcel. Wawa is a well-established chain known for providing fresh food, beverages, convenience items, and fuel services. This would mark one of Wawa's expansions into Ohio, aligning with their recent openings in the state, including locations in Liberty Township and planned sites in nearby areas such as Celina and Harrison Township.

Key site details include:

- A municipal water tower is currently located on parcel N44-250056, which is positioned behind the other two parcels fronting E. Ash Street. Utilities serving E. Ash Street are being relocated as part of the development to ensure continued service without interruption.
- The City will retain maintenance access to the water tower and utilities through a dedicated drive provided by the developer at no cost to the City.
- The proposed development includes a 6,000+ square-foot convenience store building, fuel pumps, parking areas, and associated landscaping and screening.

The application requires a Special Use Permit because fueling stations are designated as a special use ("S") in the CX - Corridor Mixed-Use District per §3.2 (Primary Use Table) of the Development Code. This classification ensures that such uses are reviewed for compatibility with surrounding areas, traffic impacts, and adherence to development standards.

Analysis:

The proposed fueling station and convenience store align with the intent of the CX District, which promotes mixed-use development along key corridors to enhance functionality as walkable centers serving residential neighborhoods. The site's location on E. Ash Street, a major thoroughfare, supports commercial reinvestment while providing convenient access for motorists and pedestrians.

Compliance with key provisions of the Development Code:

- **Use Standards (Division 3.5, Commercial Uses):** The proposal meets the

STAFF REPORT

definition of a "Fueling Station" as a retail facility selling fuel for motor vehicles, with an accessory convenience store. No additional retail beyond typical convenience items is proposed. The minimum lot area requirement of 25,000 square feet is exceeded by the consolidated parcel. Fuel pumps and drive aisles are positioned at least 50 feet from adjacent residential uses or protected districts, ensuring compatible transitions.

- **Building and Site Standards (Division 4.1, Building):** The building design incorporates appropriate setbacks, massing, and facade treatments to relate positively to the public realm, including pedestrian-friendly elements along E. Ash Street.
- **Parking and Access (Division 4.2):** Adequate parking is provided for the convenience store and fueling operations, with queueing spaces for fuel pumps designed to minimize on-site congestion. The dedicated drive for City access to the water tower avoids conflicts with customer traffic.
- **Landscaping, Transitions, and Screening (Division 4.3):** The plan will include required landscaping buffers along lot lines, frontage screening along the public right-of-way, and visual screening for the fueling area to mitigate impacts on adjacent properties. Tree preservation and enhancement efforts will comply with §5.2 (Tree Preservation).
- **Environmental Protection (Article 5):** Utility relocations ensure no disruption to watershed protection (Division 5.1) or stormwater management (Division 5.3). The site is not in a floodplain, and erosion controls will be implemented during construction.
- **Subdivisions and Streets (Article 6):** The replat consolidates the parcels appropriately, with no new streets proposed. Access improvements support safe ingress/egress onto E. Ash Street, eliminating two drives (net reduction in curb cuts).
- **General Compatibility:** The development balances conservation and growth by promoting reinvestment in an established corridor (per Section 1.1.5, Intent). It provides standards for compatible transitions in use, scale, and height with nearby developments. No significant adverse impacts on traffic, noise, or aesthetics are anticipated, as confirmed by preliminary engineering reviews.

The proposal is consistent with the Plan It Piqua Comprehensive Plan, emphasizing high-quality, neighborhood-friendly development that contributes to a balanced public realm. This project fully addresses all relevant standards.

Staff Recommendation:

Staff recommends **approval** of the Special Use Permit for the proposed fueling station and convenience store at 1239 E. Ash Street, subject to the following conditions:

STAFF REPORT

1. Final engineering approval for utility relocations and stormwater management.
2. Dedication of the access drive for City maintenance purposes via easement.
3. Compliance with all applicable building permits and inspections during construction.

This development will enhance economic activity along E. Ash Street while maintaining the City's infrastructure access and environmental protections.

Record Report for PC - Special Use #PC-SUP-26-0001

Record Overview

Record Number:	PC-SUP-26-0001
Record Type:	PC - Special Use
Record Status:	In Progress
Record Submitted At:	Friday January 16, 2026
Record Address:	1239 E Ash St, Piqua, OH 45356
Record Owner:	Chad Henry
Record Applicant User:	Anthony Chu
Record Applicant Company:	The Kleingers Group

Form Submission

Applicant Information:

The Kleingers Group, Anthony Chu

West Chester, OH 45069

Type of legal interest held by applicant:

Development

Owner Information:

Hutton Piqua OH ST, LLC, Learyn Miller

Chattanooga, TN 37402

Street Address:

1239 E Ash St, Piqua, OH 45356

Current Use:

Restaurant, Vehicle repair

Proposed Special Use:

Convenience Store

Zoning District:

CX

Reason for the requested special use:

Convenience store is not permitted per zoning

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



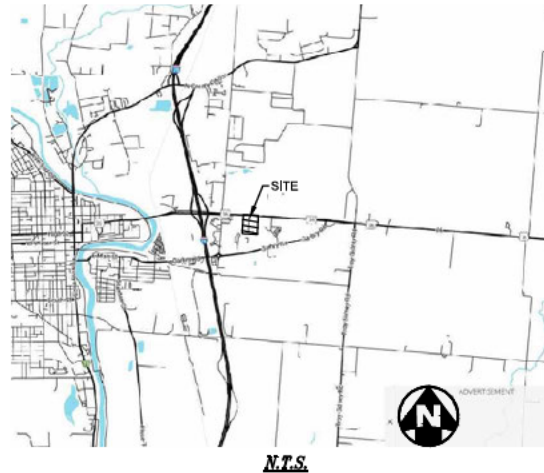
Signed in GovWell: Friday January 16, 2026, 4:18pm

WAWA PIQUA

E. ASH ST
PIQUA, OH 45356
WAWA #7235

Sheet List Table

Sheet Number	Sheet Title
C100	COVER SHEET
C101	GENERAL NOTES & DETAILS
C102	GENERAL DETAILS
C200	SURVEY BASEMAP
C210	SURVEY CONSOLIDATION EXHIBIT
C300	DEMOLITION PLAN
C400	LOCATION PLAN
C500	UTILITY PLAN
C501	UTILITY PROFILES
C600	GRADING PLAN



PROJECT CONTACTS

PROJECT ENGINEER

MARK HAMILTON, P.E.
WAWA INC.
REAL ESTATE PROJECT ENGINEER
(502) 667-2525
MARK.HAMILTON@WAWA.COM

SEWER AND WATER

8620 N. COUNTY ROAD 25A
PIQUA, OH 45356
CONTACT: KEVIN KREJNY
937-778-2088
KKREJNY@PIQUAOH.ORG

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

THE KLEINGERS GROUP
6219 CENTRE PARK DR, WEST CHESTER, OH 45069
CONTACT: DOUG WOESTE
(513) 274-7576
DOUG.WOESTE@KLEINGERS.COM

STORM SEWER

PIQUA UTILITIES DEPARTMENT
201 W WATER STREET
PIQUA, OHIO 45356
CONTACT: KEVIN KREJNY
937-778-2088
KKREJNY@PIQUAOH.GOV

EROSION CONTROL

PIQUA UTILITIES DEPARTMENT
201 W WATER STREET
PIQUA, OHIO 45356
CONTACT: KEVIN KREJNY
937-778-2088
KKREJNY@PIQUAOH.GOV

SITE DATA TABLE

CONSTRUCTION DATES:	9/01/26 - 12/31/27
BUILDING TYPE:	U59-F/B
CANOPY TYPE:	SLOPED
CANOPY CONFIGURATION:	STACKED
# OF MPD'S:	8
# PARKING SPACES:	50 SPACES
# ADA PARKING SPACES:	3 SPACES
# TRUCK/OVERSIZE PARKING:	0 SPACES



SCALE:

NO. DATE DESCRIPTION

WAWA PIQUA
E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 245028-014

DATE: 2025-01-16

SCALE:

SHEET NAME:

COVER SHEET

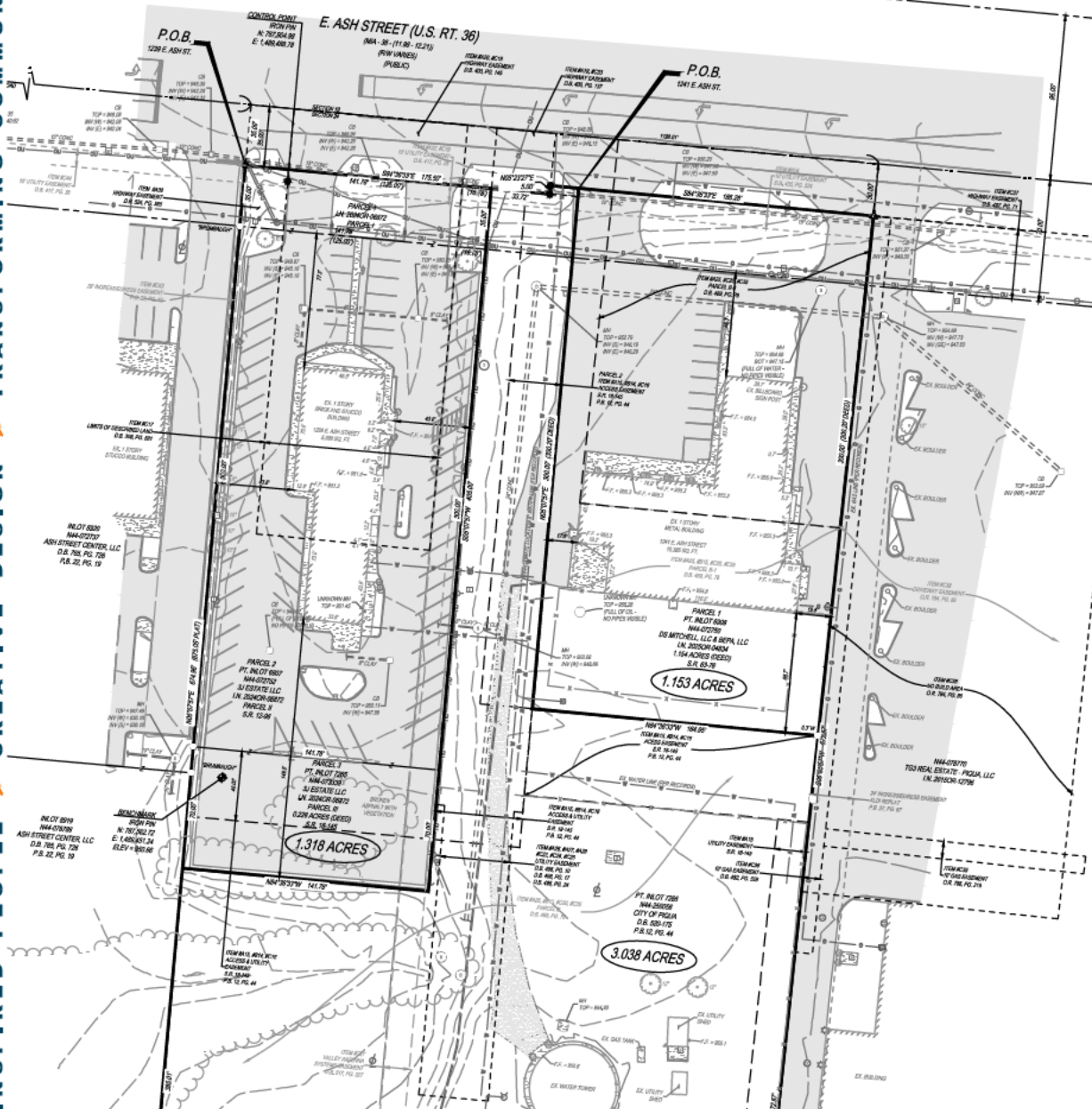
SHEET NO:

C100



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILED OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE, PRECISE LOCATIONS AND THE
EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-368-2478 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

[illegible]



VICINITY MAP
N.T.S.

LEGEND

- ▲ BENCHMARK
- ▲ MAGNOL FOUNT
- 8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 8" IRON PIN SET (PENGERS)
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- WATER METER
- WATER VALVE
- FIVE W/ENDW
- CLEAN OUT
- SIGN - SINGLE POST
- LIGHT POLE
- UTILITY POLE
- GUY
- ELECTRIC BOX
- PULL BOX
- AIR CONDITIONER
- TELEPHONE BOX
- GAS VALVE
- TRAFFIC SIGNAL POLE
- GUARD POST
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD UTILITY
- UNDERGROUND TELEPHONE
- TREE LINE
- DECIDUOUS TREE
- ASPHALT
- CONCRETE
- GRAVEL

NOTES:

- SOURCE DOCUMENTS AS NOTED.
- OCCUPATION IN ORIGINAL FITS SURVEY.
- MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ALL IRON PINS SET ARE 8" DIAMETER X 1" IRON REBAR WITH 10 CAP STAMPED "KLEINGERS GROUP".
- DISTANCE UNITS ARE BASED ON THE US SURVEY FOOT DEFINITION (1" = 1200000 METERS).
- BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (NAD 83) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CROSS STATION "19S1217488888" WITH A BEARING OF 304°03'35" AS SHOWN ALONG THE CENTERLINE OF U.S. ROUTE 36.
- PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000177 APPLIED AT A BASE POINT OF N. 76702.722, E. 140481.211, GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
- ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CROSS STATION "19S121748888" USING GEOID CORRELS 19 WITH REFERENCE TO MIAMI COUNTY BM 'E 165 RESET' WITH A POSTED ELEVATION OF 804.37 FEET.
- SITE BENCHMARK AS SHOWN HEREON.
- SUBJECT SITE IS LOCATED IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER A GRAPHICAL INTERPRETATION OF FEMA'S FLOOD INSURANCE RATE MAP NO. 39060C WITH AN EFFECTIVE DATE OF 08/03/2011.
- SUBJECT SITE CONTAINS 76 PARKING SPACES OF WHICH 3 ARE DESIGNATED HANDICAP.
- AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE FIELD SURVEY, THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
- SUBJECT SITE HAS DIRECT VEHICULAR ACCESS TO US RT. 36.
- NO ZONING INFORMATION WAS PROVIDED AT TIME OF SURVEY.



NOTE:
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THE KLEINGERS GROUP

1335 E. 10th Street, Suite 100
Piqua, OH 45356
www.kleingersgroup.com

16100 Capital Park Dr.
West Chester, OH 45080
(614) 770-1001

NO.	DATE	DESCRIPTION

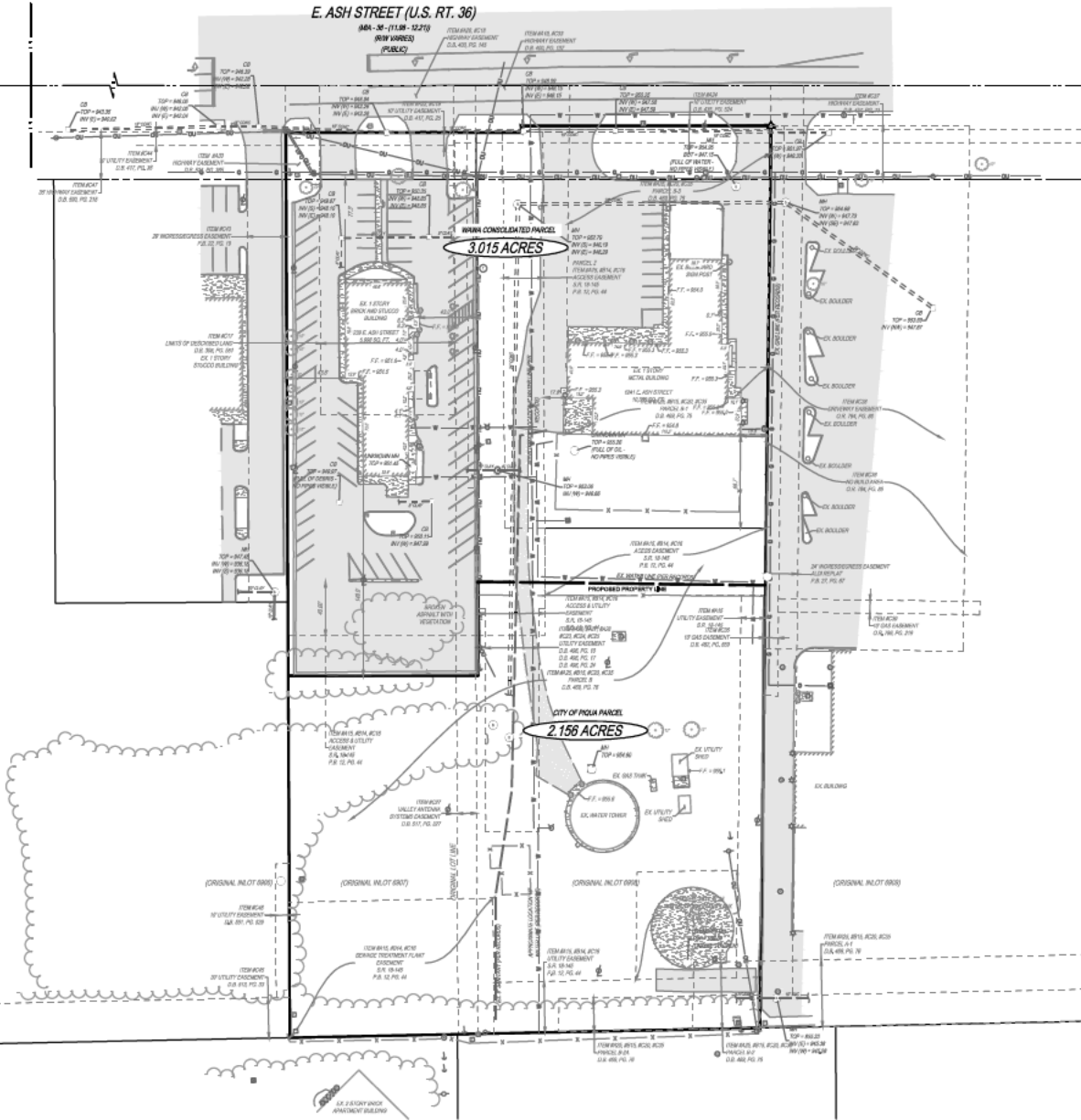
WAWA PIQUA

E. ASH STREET

CITY OF PIQUA

MIAMI COUNTY, OH

PROJECT NO:	345028-014
DATE:	2023-04-16
SCALE:	
SHEET NAME:	SURVEY BASEMAP
SHEET NO.:	C200



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILED LIST OF AVAILABLE RECORD INFORMATION AND
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PROTECTION SERVICE AT 811 OR 1-800-368-2478 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

THE KLEINGERS GROUP
www.kleingers.com
LANDSCAPE ARCHITECTURE
1610 Capital Park Dr.
West Chester, OH 45380
(610) 701-1001

SCALE:

NO. DATE DESCRIPTION

WAWA PIQUA
E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 245028-014

DATE: 2022-01-16

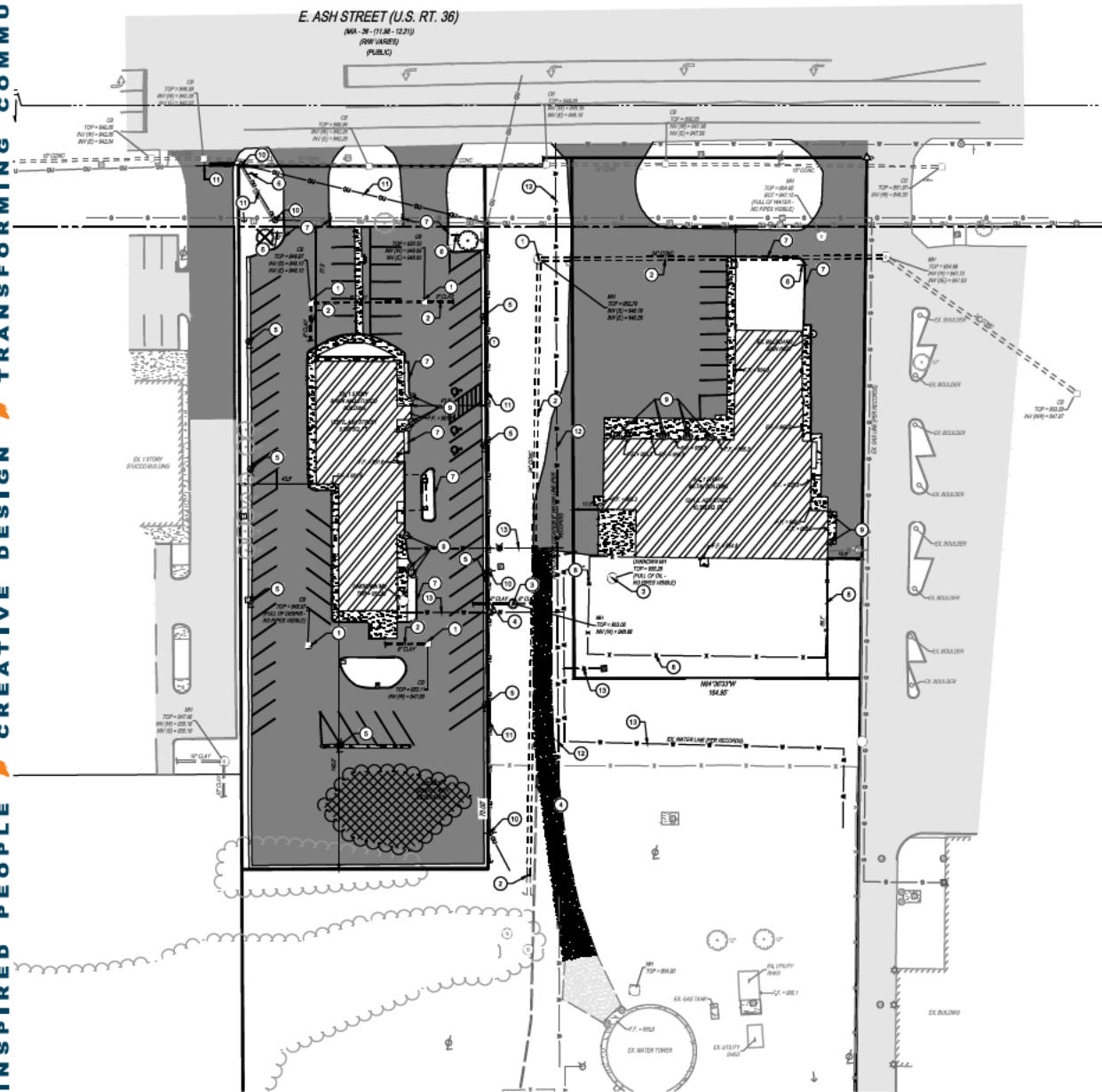
SCALE:

STREET NAME:

**SURVEY
CONSOLIDATION
EXHIBIT**

SHEET NO:

C201



DEMOLITION PLAN LEGEND

- REMOVE CONCRETE
- REMOVE GRAVEL
- REMOVE ASPHALT PAVEMENT
- REMOVE BUILDING AND FOUNDATION COMPLETE
- REMOVE TREE
- CLEAR TREELINE TO EXTENTS SHOWN
- SAWCUT LINE

DEMOLITION PLAN CODED NOTES

- 1 REMOVE STORM STRUCTURE
- 2 REMOVE STORM PIPE TO EXTENTS SHOWN
- 3 REMOVE SANITARY STRUCTURE
- 4 REMOVE SANITARY PIPE TO EXTENTS SHOWN
- 5 REMOVE LIGHT POLE AND FOUNDATION COMPLETE
- 6 REMOVE SIGN, POST, AND FOUNDATION COMPLETE
- 7 REMOVE CURB
- 8 REMOVE FENCE
- 9 REMOVE BOLLARD
- 10 REMOVE UTILITY POLE, RELOCATE PER SHEET C300
- 11 REMOVE OVERHEAD UTILITY LINE, RELOCATE PER SHEET C300
- 12 REMOVE WATERLINE, RELOCATE PER SHEET C300
- 13 REMOVE WATERLINE TO EXTENTS SHOWN

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR TO PROTECT ALL EXISTING UTILITIES SHOWN ON THIS PLAN UNLESS EXPLICITLY NOTED TO BE REMOVED OR REPLACED
2. ALL BOLD ITEMS TO BE REMOVED



NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILED LIST OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE, PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-368-2474 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



www.kleingers.com
3601 Central Park Dr.
West Chester, OH 45380
(614) 770-1001

SCALE:

NO. DATE DESCRIPTION

WAWA PIQUA
E. ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 245028-014

DATE: 2023-04-16

SCALE:

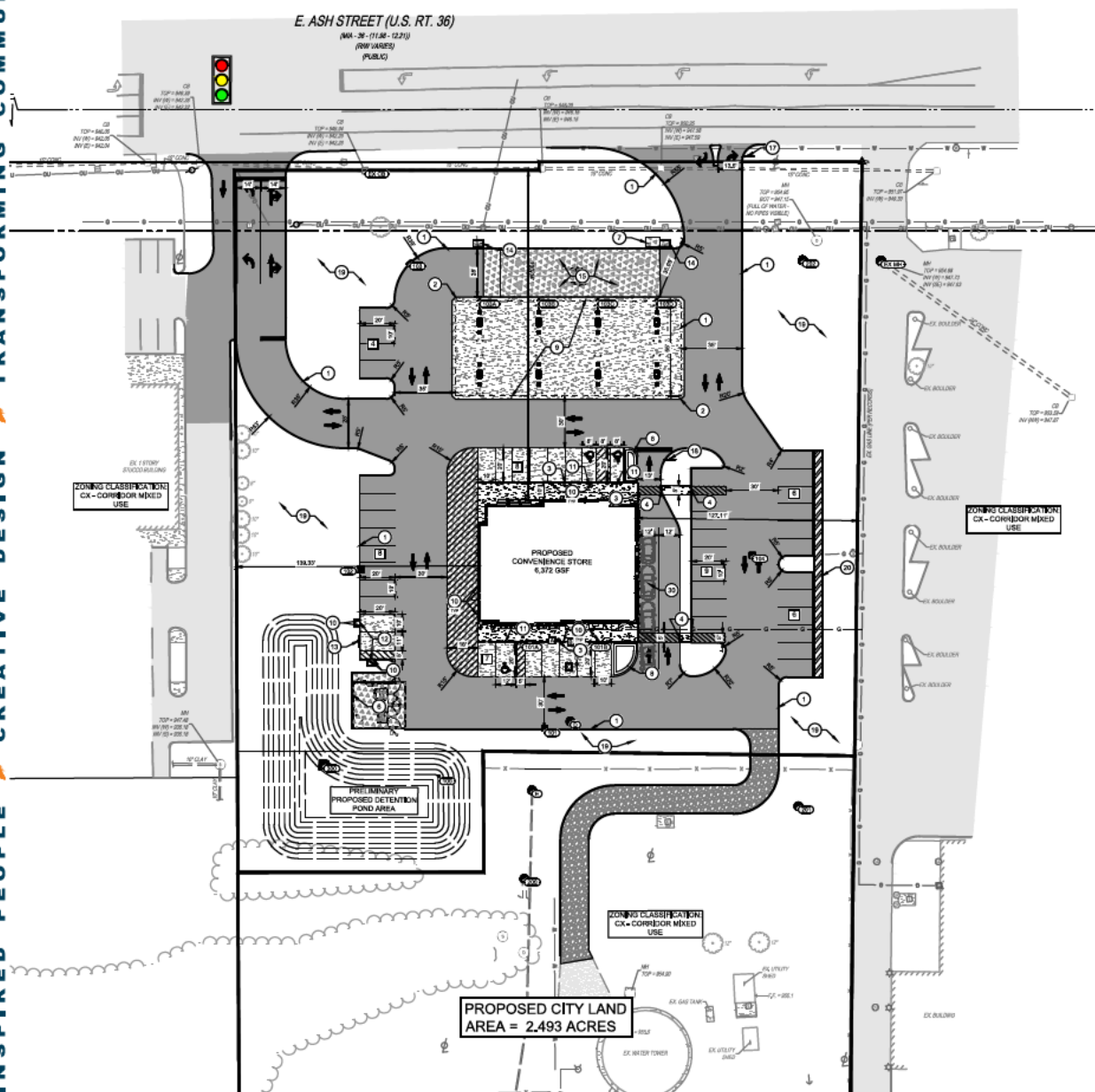


SHEET NAME:

DEMOLITION PLAN

SHEET NO:

C300



LOCATION PLAN LEGEND

- | | |
|---|------------------------------|
|  | CATCH BASIN |
|  | CURB INLET |
|  | YARD DRAIN |
|  | HEADWALL |
|  | MANHOLE |
|  | STORM SEWER CLEANOUT |
|  | SANITARY SEWER MANHOLE |
|  | SANITARY SEWER CLEANOUT |
|  | FIRE HYDRANT |
|  | WATER VALVE |
|  | ASPHALT PAVEMENT |
|  | CONCRETE WALK |
|  | STANDARD DUTY CONCRETE |
|  | HEAVY DUTY CONCRETE PAVEMENT |

LOCATION PLAN CODED NOTES

- 1) BARRIER CURB
- 2) GAS CANOPY PAD
- 3) CONCRETE WALK WITH FLUSH CURB
- 4) FLUSH CURB
- 5) TRANSITION FROM FLUSH TO FULL HEIGHT OVER 2'
- 6) DUMPSITE ENCLOSURE, SEE ARCHITECTURAL PLAN FOR DETAILS.
- 7) 8X6" CONCRETE PAD FOR VENT SACK
- 8) MOUNTABLE CURB ISLAND
- 9) GAS CANOPY OVERHEAD
- 10) PROPOSED BOLLARD
- 11) PROPOSED ADA SIGN
- 12) AIR PUMP PAD
- 13) AIR PUMP PARKING SIGN
- 14) 4X6" EMERGENCY PUMP SHUTOFF PAD
- 15) GAS TANKS BELOW GRADE
- 16) FLYTHROUGH QUEUE SPACES, FOR REFERENCE ONLY
- 17) R14 STOP SIGN AND ODOT SIGN R12 TO PROHIBIT LEFT TURNS ONTO US RT 36 (E ASH ST)
- 18) R1-1 STOP SIGN
- 19) AREAS TO BE LANDSCAPE IN ACCORDANCE WITH CITY OF PUEBLO CODE
- 20) NO-BUILD AREA FOR POTENTIAL EV CHARGER PARKING

LOCATION PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR FACE OF CURB UNLESS NOTED OTHERWISE
2. ALL STANDARD PARKING SPACES ARE **10' X 20'** UNLESS NOTED OTHERWISE
3. PARKING LOT STRIPING EXCEPT FOR ACCESSIBLE SPACES AND TRAFFIC-RELATED STRIPING SHALL BE 4" WIDE YELLOW HIGHWAY-TYPE STRIPING APPLIED IN ACCORDANCE WITH THE PLAN

PROPOSED PARKING:

STANDARD:	35
HC ACCESSIBLE:	3
EV CHARGING:	12



NOTE:
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SEAL

NO.	DATE	DESCRIPTION
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WAWA PIQUA
E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 240020-014

DATE:	2020-01-16
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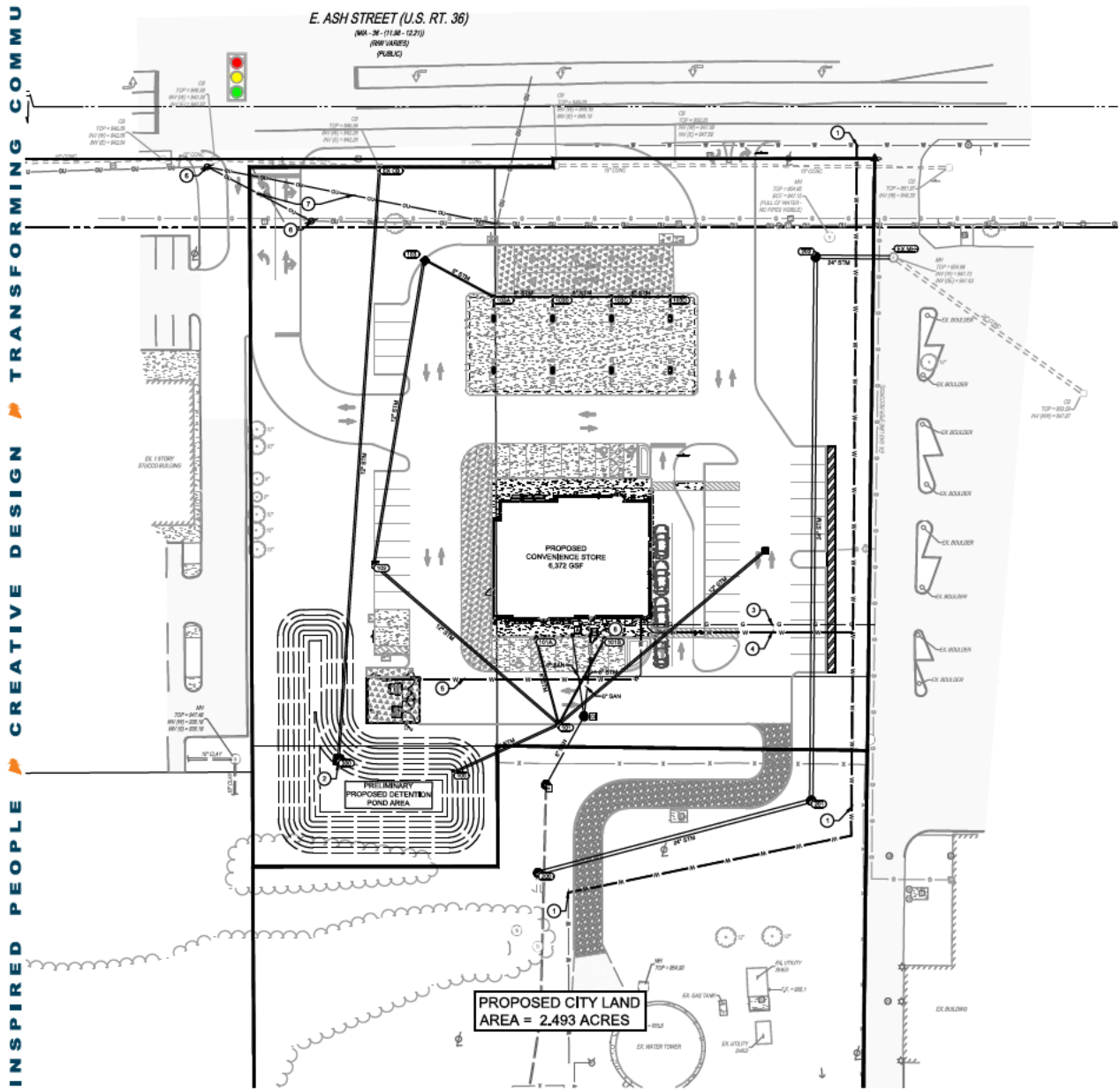
SCALE: _____

SHEET NAME:

LOCATION PLAN

SHEET NO.

C400



UTILITY PLAN LEGEND

- STORM SEWER PIPE
- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- STORM SEWER CLEANOUT
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATERLINE PIPE
- FIRE HYDRANT
- WATER VALVE

UTILITY PLAN CODED NOTES

- 1 RELOCATED WATER MAIN
- 2 DETENTION OUTLET STRUCTURE
- 3 GAS LINE, FINAL ROUTE BY PROVIDER
- 4 2" BLACK POLYETHYLENE WATER SERVICE LINE
- 5 3/4" WATER LINE FOR TRASH COMPOUND, CONNECT TO FROST FREE YARD HYDRANT AT TRASH COMPOUND
- 6 RELOCATED UTILITY POLE
- 7 RELOCATED OVERHEAD UTILITY LINE
- 8 GREASE INTERCEPTOR

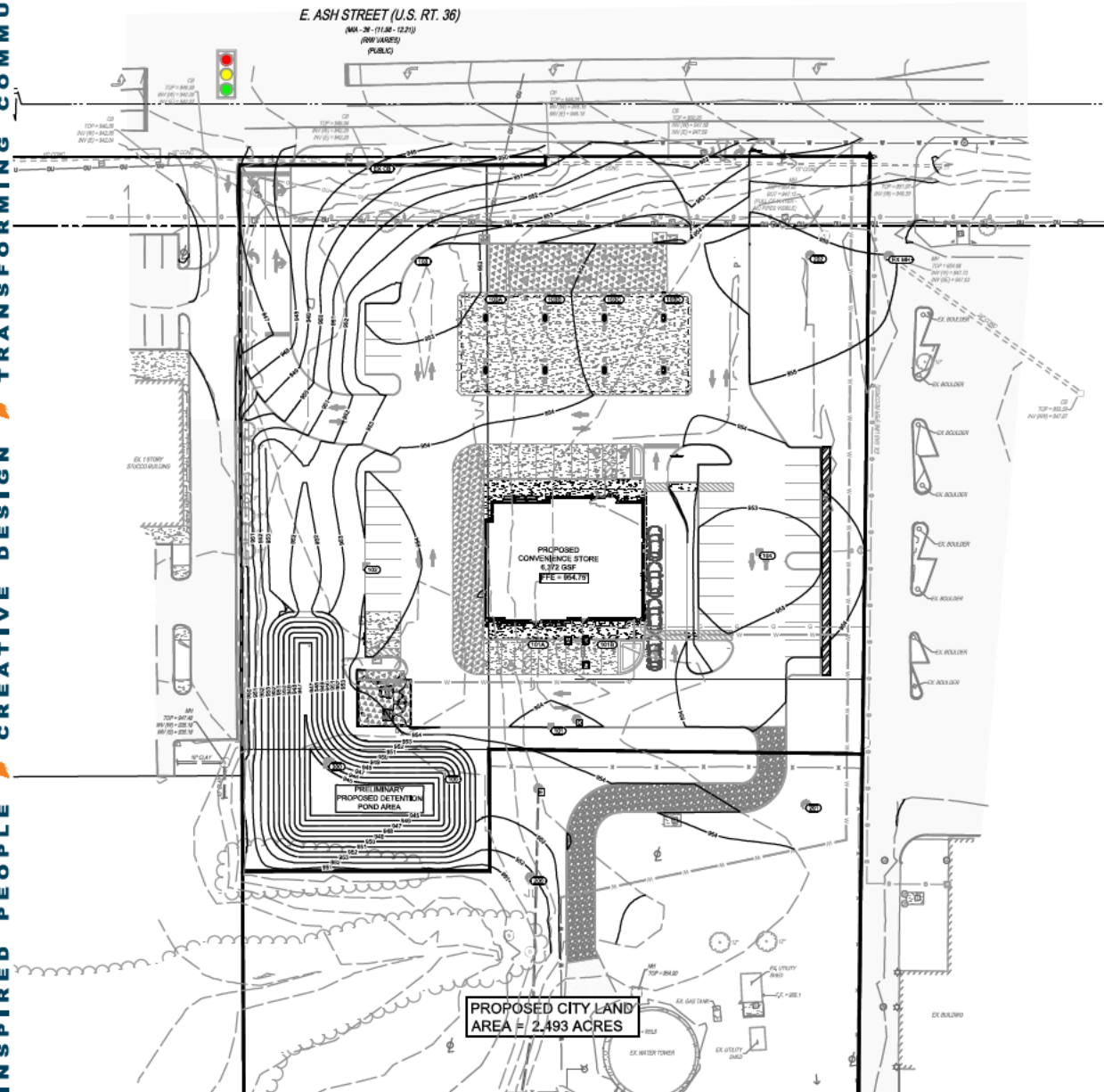


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THE KLEINGERS GROUP
www.kleingers.com
10000 Glenview Dr.
West Chester, OH 45380
(614) 770-1001

WAWA PIQUA
E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

PROJECT NO: 245028-014
DATE: 2022-04-16
SCALE: 0 15 30 60
SHEET NAME: UTILITY PLAN
SHEET NO: C500



GRADING PLAN LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- x PROPOSED SPOT ELEVATION
- PROPOSED SWALE
- 100-YEAR FLOOD ROUTE



NOTE:
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PROTECTION SERVICE AT 811 OR 1-800-342-7474 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

www.kleingers.com
10000 Central Expressway
West Chester, OH 45380
610.770.1001

LOCAL:

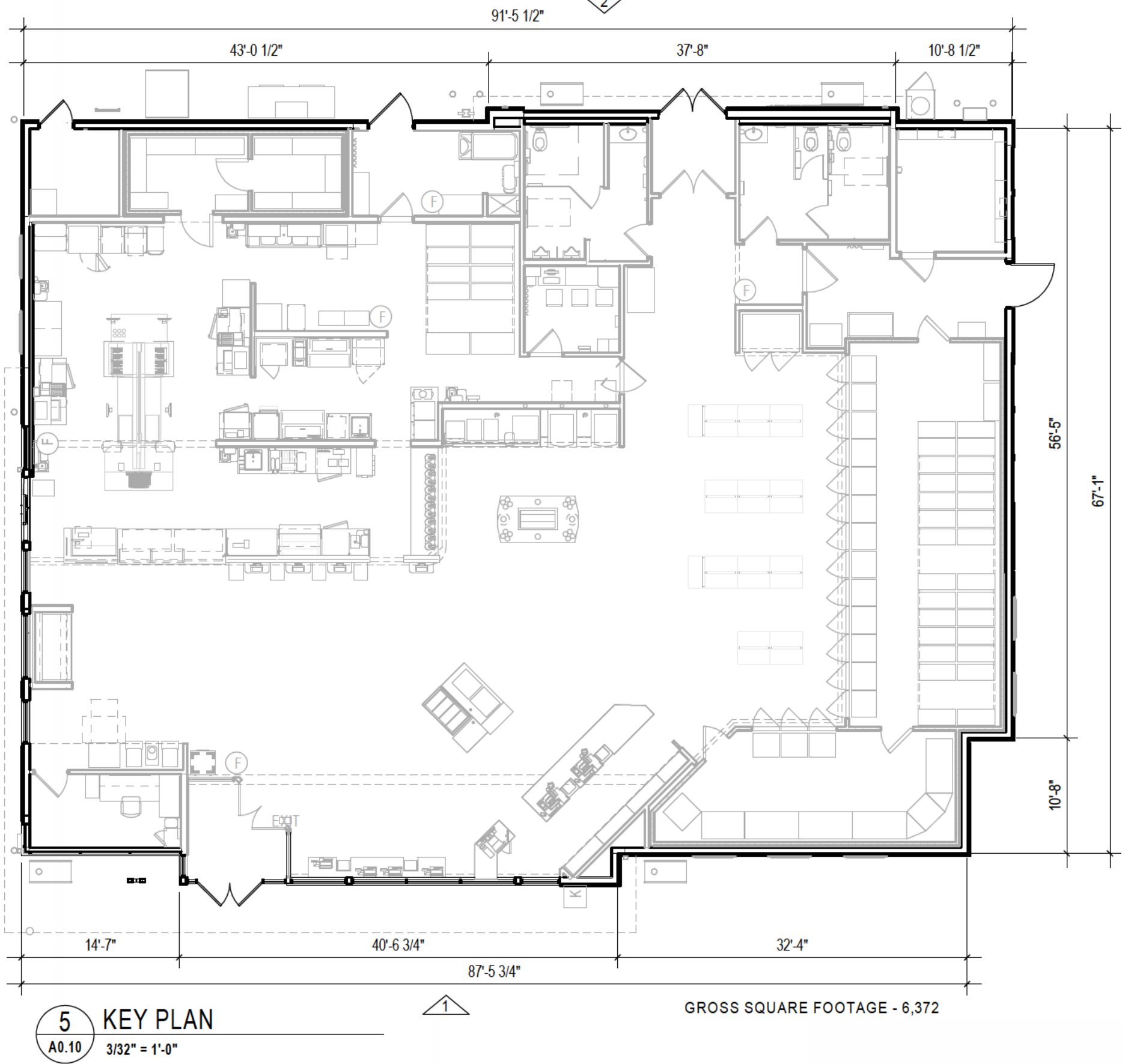
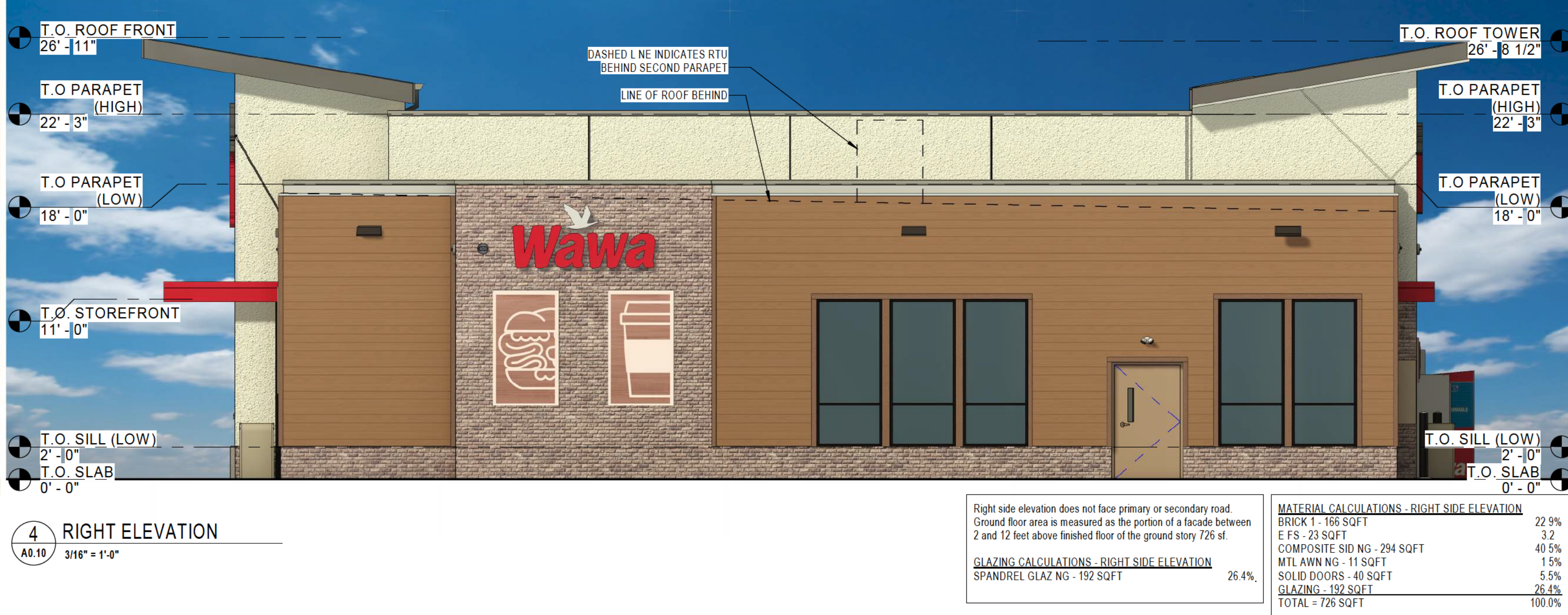
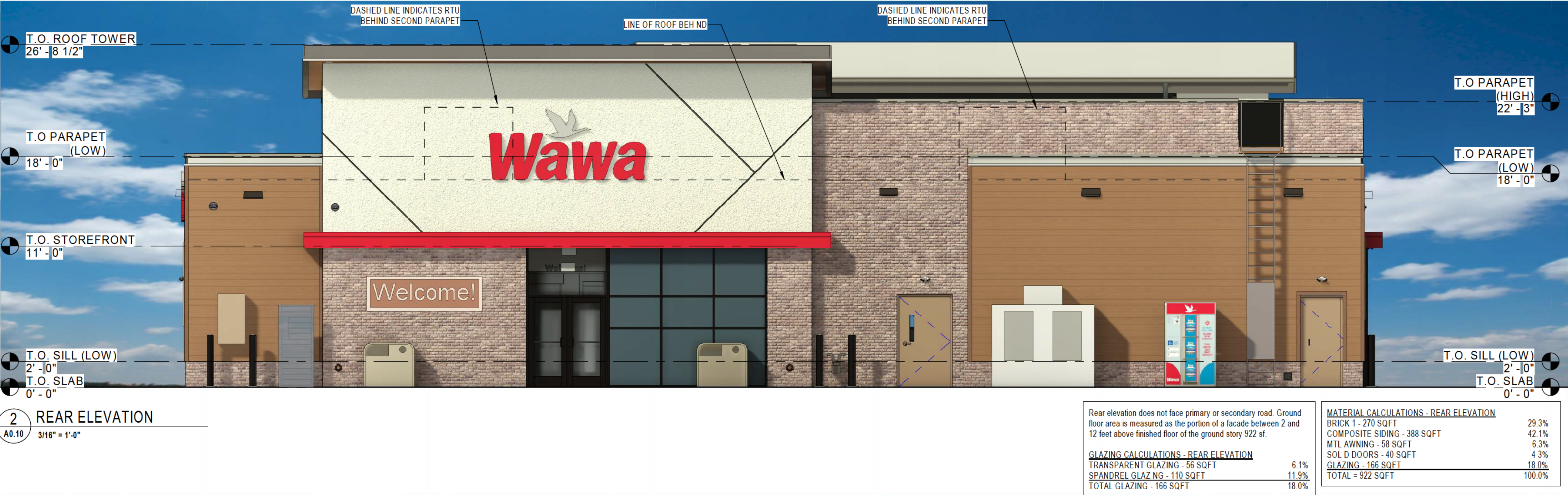
NO.	DATE	DESCRIPTION

WAWA PIQUA
E ASH STREET
CITY OF PIQUA
MIAMI COUNTY, OH

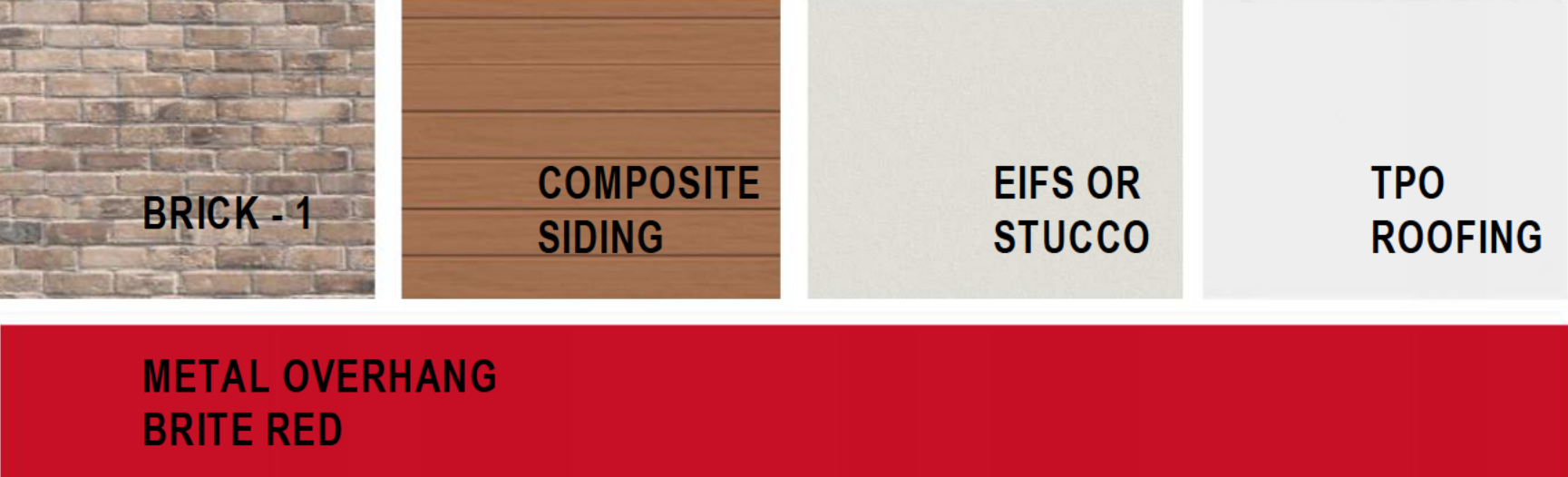
PROJECT NO: 245028-014
DATE: 2022-01-16
SCALE: 0 15 30 60

SHEET NAME:
GRADING PLAN

SHEET NO.:
C600

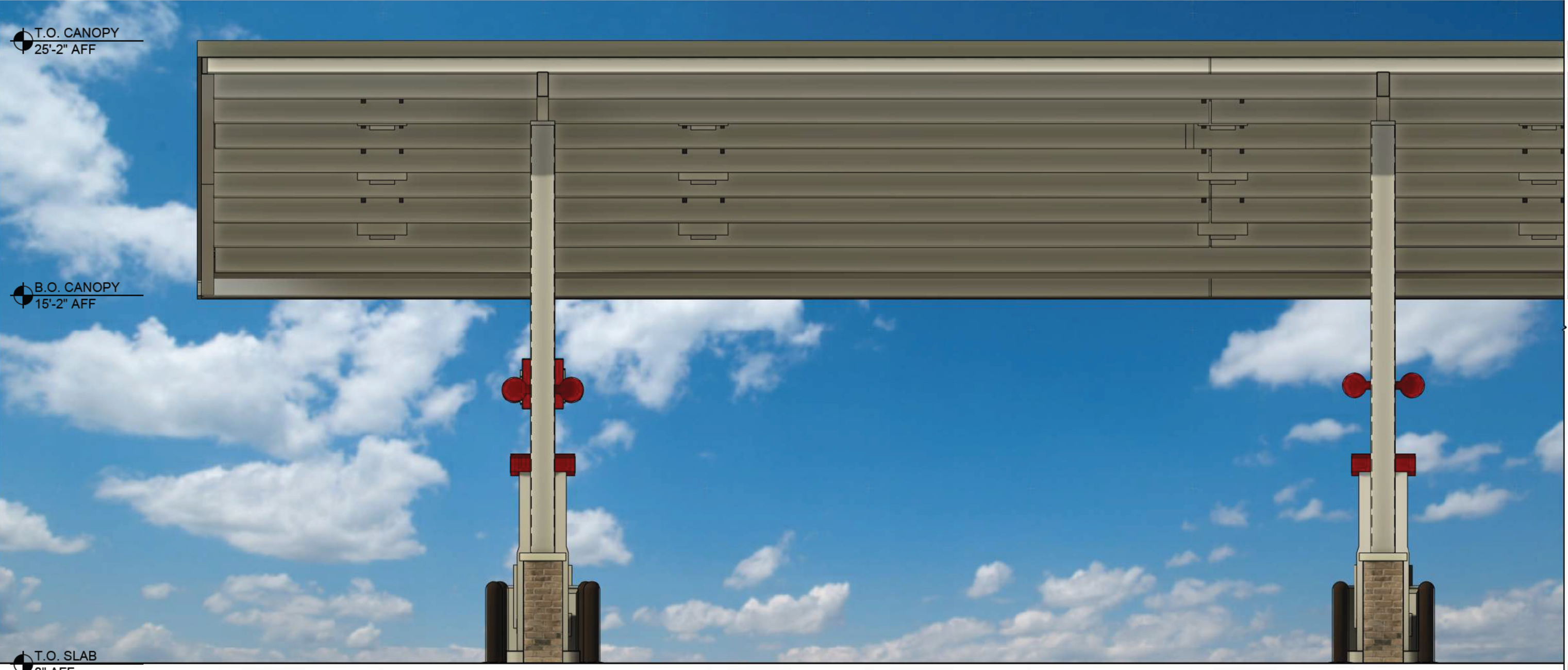


MATERIALS:





③ FUEL CANOPY ELEVATION
1/4" = 1'-0"

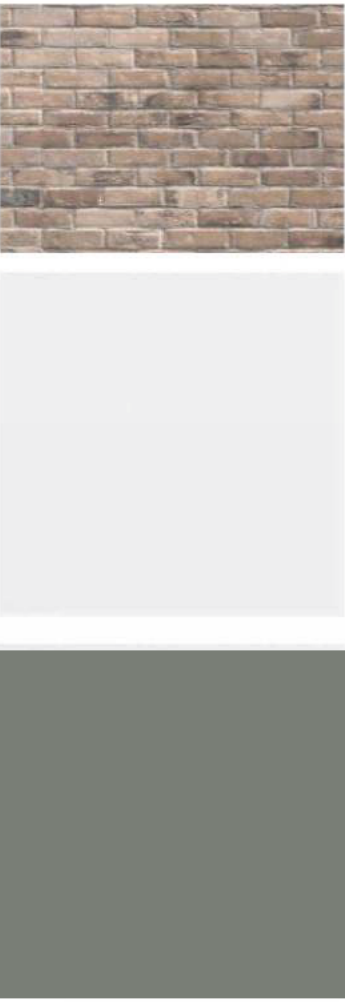


② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"

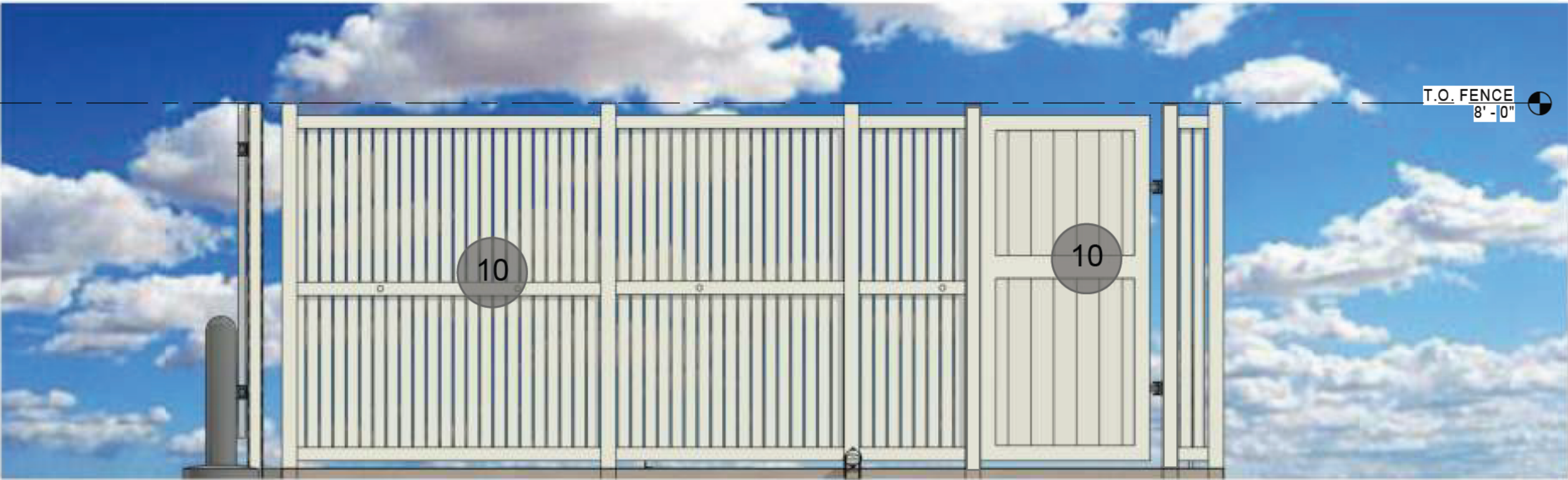


① FUEL CANOPY PERSPECTIVE

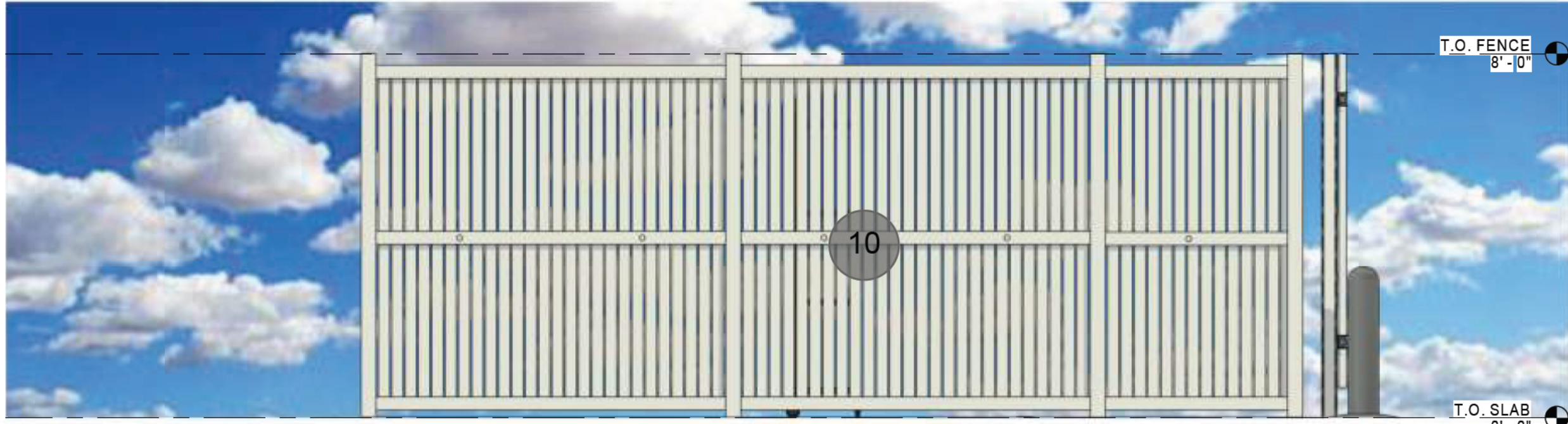
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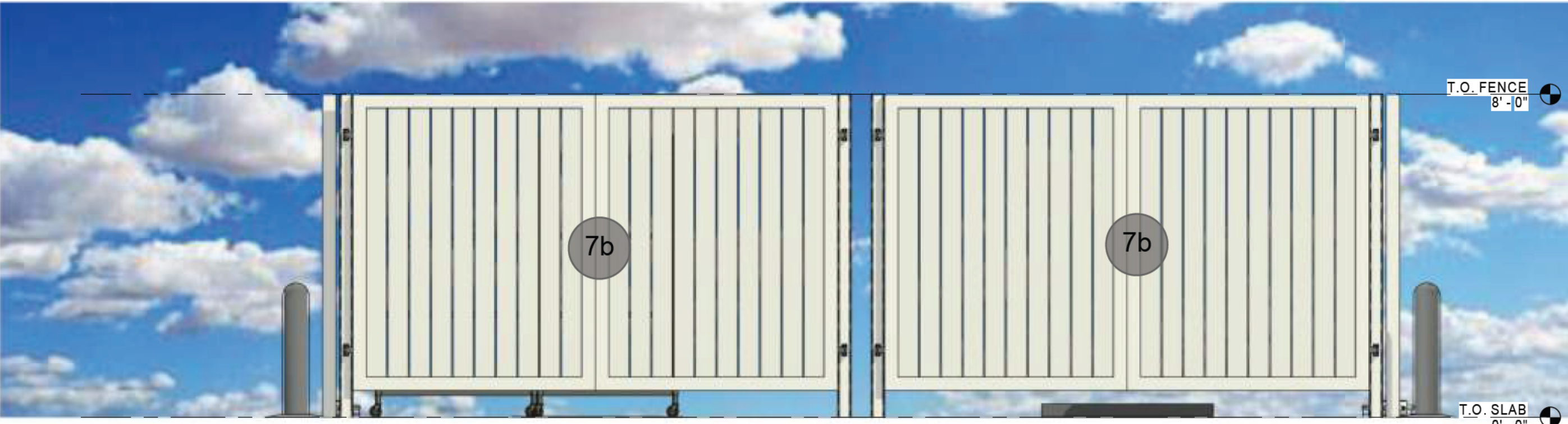
- 10 WHITE PFC FENCE
- 7b METAL GATE



⑦ TRASH COMPOUND - SIDE ELEVATION
3/8" = 1'-0"



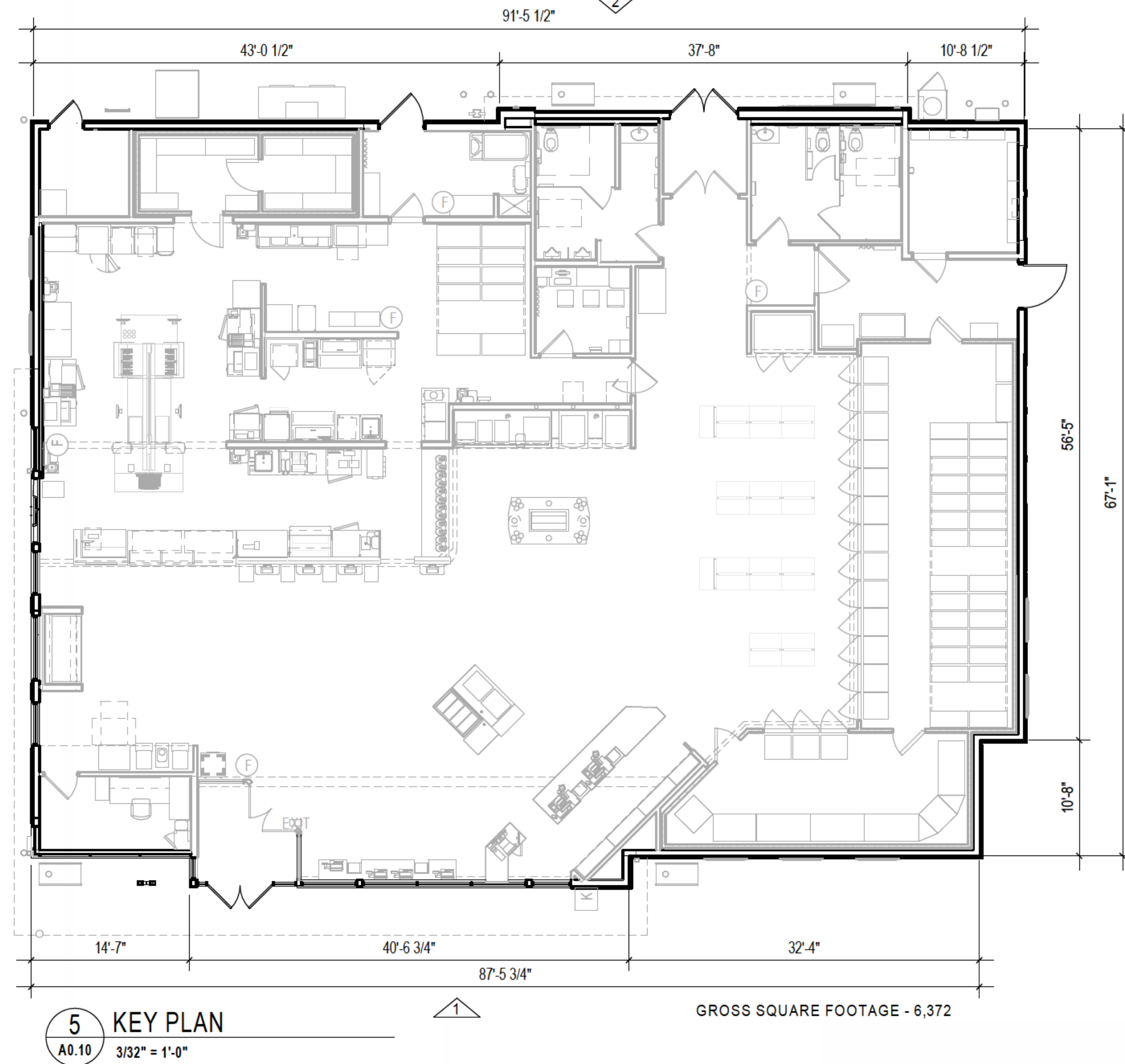
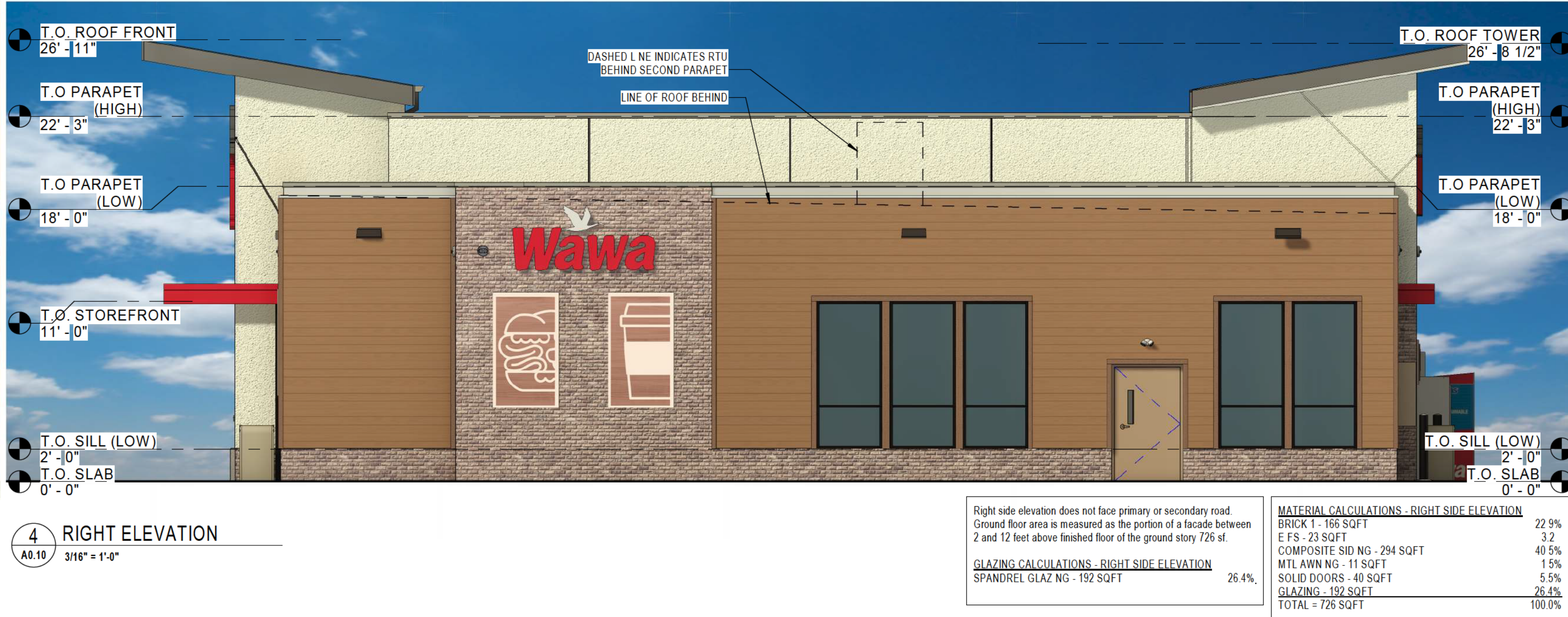
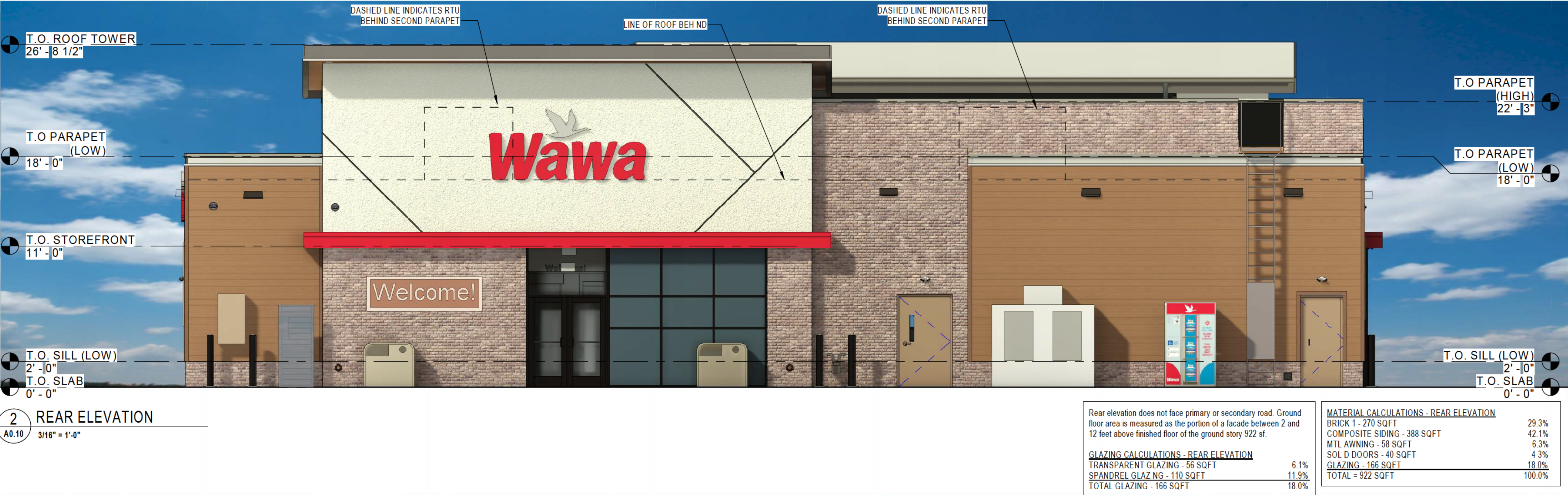
⑥ TRASH COMPOUND - SIDE ELEVATION
3/8" = 1'-0"



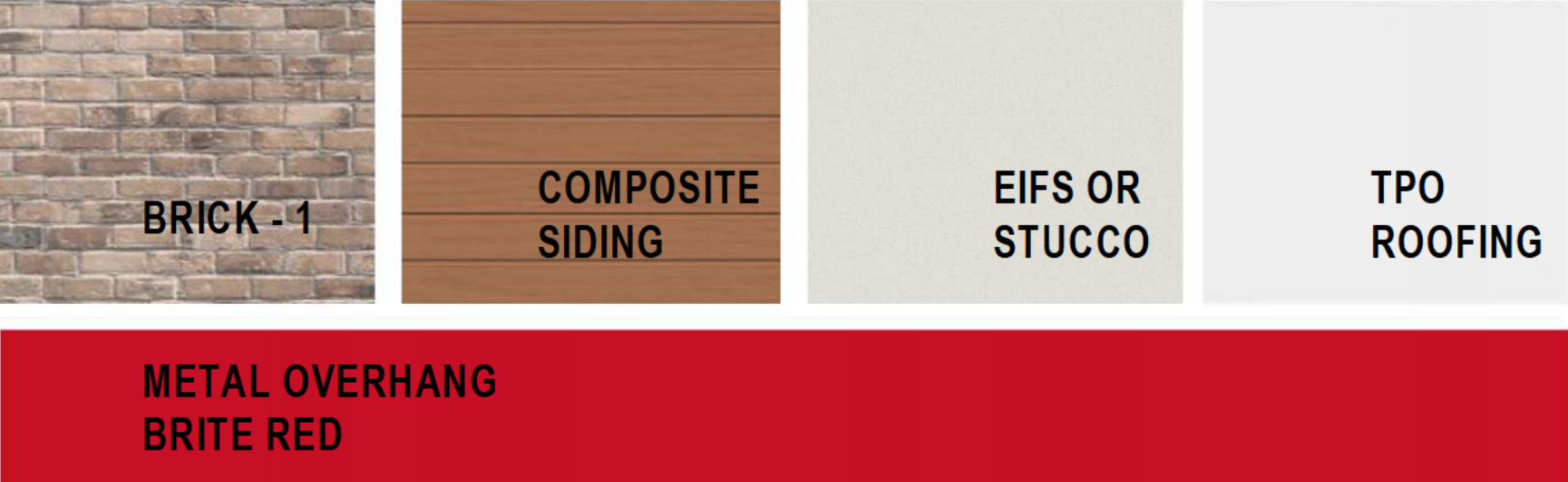
⑤ TRASH COMPOUND - FRONT ELEVATION
3/8" = 1'-0"



④ TRASH COMPOUND - REAR ELEVATION
3/8" = 1'-0"



MATERIALS:





1 FRONT RIGHT VIEW
A0.11



2 FRONT LEFT VIEW
A0.11



3 REAR LEFT VIEW
A0.11



4 REAR RIGHT VIEW
A0.11

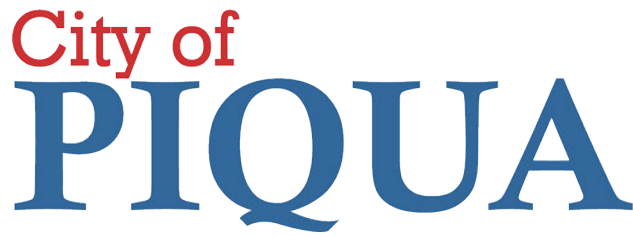
Receipt #770 for Zoning Applications #PC-SUP-26-0001

Invoice Number: [REDACTED]
Receipt Number: [REDACTED]
Applicant: Anthony Chu
Applicant Company: The Kleingers Group
Applicant Company Address: [REDACTED]
Application Number: #PC-SUP-26-0001
Application Type: PC - Special Use
Address: 1239 E Ash St, Piqua, OH 45356
Requested: January 20, 2026, 12:51pm
Paid: January 21, 2026, 1:57pm

Fee	Description	Explanation	Total
Special Use or Rezoning		\$150.00 * 1	\$150.00

Subtotal: \$150.00
Processing Fee: \$5.25
Total Paid: \$155.25
Payment Method: [REDACTED]

Thank you for your payment.



Community Services Department

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

January 21, 2026

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

Please be advised that the City of Piqua Planning Commission meeting is scheduled for **Tuesday, February 10, 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 February 4, 2026, 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.