



PIQUA PLANNING COMMISSION REGULAR MEETING

MONDAY, NOVEMBER 18, 2024

6:00 PM

COMMISSION CHAMBER - 2ND FLOOR

201 WEST WATER STREET

PIQUA, OHIO 45356

CALL TO ORDER (PC)

Chair Comments - Opening Remarks

ROLL CALL - Clerk Calls the Roll

Meeting Minutes - October 8, 2024

OLD BUSINESS

NEW BUSINESS

1) RESOLUTION PC 25-24

A resolution to recommend a zoning designation request for Parcel #N44-076549.

2) RESOLUTION PC 26-24

A resolution to recommend a zoning designation request for Parcel #N44-101485.

3) RESOLUTION PC 27-24

A resolution to recommend a zoning designation request for Parcels #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, OCTOBER 8, 2024
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Chairman Bubp called the meeting to order and welcomed all in attendance. Mr. Bubp outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Brad Bubp, Eddie Harvey, Adam Seas, Terry Wright, Micah Underwood

APPROVAL OF MINUTES

The minutes of September 10, 2024 were approved by a voice vote.

OLD BUSINESS

NEW BUSINESS

Resolution PC 21-24

Mr. Henry was present and gave the staff report which included a recommendation of approval.

Mr. Wright asked the applicant if this was an affordable activity for families and how he would advertise the service. The applicant stated his prices are slightly lower but comparable to neighboring services.

Mr. Harvey made a motion to approve the resolution and Mr. Wright seconded the motion. The resolution was approved with a 5-0 vote.

Resolution PC 22-24

Mr. Henry was present and gave the staff report which included a recommendation of approval.

Susan Spidel, 1103 Echo Lake Dr. asked specifically what the land will be used for. Mr. Henry states there are no plans for the land. The land is currently occupied by the city already. He states it is not going to change what it is and that it is currently city property. This would just make the property in city limits. Ms. Spidel asked if it would be under the city's control to which Mr. Henry stated that it will be and currently is.

Jeff Lange 9586 SR 66 stated he is familiar with the property and references a barn and garage on the lot. He asked if the lots on the property are allowed to be used for residential. Mr. Henry stated right now it is not zoned at all but the recommended zoning for this property would be industrial. Mr. Lange stated the lots are below the levy of swift run lake. He stated that if the levy would rupture people on that property

would be in harms way. He stated that people used to live in houses there before the city got the north lot. Mr. Lange stated that he wants to make sure no one will be living there in case the levy would fail.

Mr. Seas stated it is his understanding that with it being a flood zone the state wouldn't let anyone build there regardless of city ordinances. Mr. Lange asked if either of those lots could be business uses. Mr. Seas stated that anything would be in harms way with it being a flood zone would not be permitted to be there. Mr. Seas states that this resolution is just to make the property part of the City of Piqua.

Mr. Lange mentioned ODNR, dam safety, notifying the city of the hydraulic canal and the spillways and the two spillways on Swift Run Lake are just to the south of these two lots. He stated if the levy would breach there would be nothing that could be done for people living there if that was allowed.

Mr. Bubp stated that is what the flood zone designation is for.

Mr. Underwood asked Mr. Henry is there were plans to remove the barn on the property, Mr. Henry said there was not. Mr. Henry reiterated that it is just a matter of bringing the property into the City.

Mr. Seas made a motion to approve the resolution. Mr. Underwood seconded the motion. The resolution was approved with a 5-0 vote.

Resolution PC 23-24

Mr. Henry was present and gave the staff report for Resolution PC 23-24 and PC 24-24 together. He explained one is for the preliminary replat and one is for the rezoning that would follow the replat.

Mr. Bubp asked if all of the departments of the city have reviewed the plans. Mr. Henry stated that since it is a conceptual plan there isn't a detailed plan at this time to get all of those reviews. Mr. Bubp asked if fire and EMS have been made aware, but as far as service times there hasn't been anything affixed to it.

Kim Heisler, 1802 Parkway came forward to speak on the subject. She asked the board if they received her questions prior to the meeting in which they replied "yes". She asked if her questions would be answered in this meeting or if they would be answered prior to the passing of the resolution. Mr. Henry stated that Mr. Kyle Hinkleman replied to her email and answered her questions. She stated she must have missed it. She stated the city has been fractured. She stated she found out about this meeting a couple days ago by someone that got a letter who posted on Facebook. She understands that people within a 200 feet were notified. She was also aware that it was posted on our website. She states that people need more time to soak in the information. She states she doesn't care if it passes or not but wants to ensure that everything is looked at. She said she doesn't want to be like the city of Springfield with people coming in with different languages and language barriers. She feels like they would get precedence over people that have lived here lifelong.

Mr. Bubp spoke up and said it is his understand we are not a sanctuary city. Mr. Henry agreed with Mr. Bubp.

Ms. Heisler stated that it might not matter to be a sanctuary city and that Lima and Celina have the same thing as Springfield. Mr. Bubp states they are sanctuary cities as well. She states that she wants to avoid that if possible. She said we have a hard enough time with what we have. Ms. Heisler asked if there is a way to mandate the person building buy their supplies local. Mr. Bubp stated when there is a public bid

process you can not specify local anything. He stated the open bid process is determined by law, not the City of Piqua. She stated that she would hope we could help jobs because this wouldn't help the city grow the way it needs to. She asked if the board could delay the vote to give people more time. Mr. Bubp stated that the appropriate amount of time has passed according to the law.

The applicant, Rob Smith with DR Horton was present. He stated they are national homebuilder but have an increasingly local presence and try to support local communities. HE states they are excited about this possibility and what Piqua has to offer. He believes they found a good balance between what can be affordable and what the city needs to grow. He thanked the staff for their professionalism. He stated they have spent time with the staff trying to flush out some of the things that could be anticipated. He stated it is just a concept plan. He has a lot of time and effort into the plan. He believes the plan will meet the city needs and be a great addition.

Mr. Bubp reminds that the Planning Commission's job tonight is to ensure it meets zoning and planning codes and that it will then go before City Commission and that the Planning Commission does not have the final say on this topic.

TJ Manson, 6 Eagles Way stated that in the drawing he received at the end of Eagles Lake Dr there was a cul-de-sac he is asking if the cul-de-sac will remain or If there will be a straight road thru. Mr. Henry said presently there is not a cul-de-sac it is just a not completed road. The staff recommendation was to not have a cul-de-sac there. Mr. Manson stated that Eagles nest would be affected by this. He states he lives on Eagles Lake and wants to know if the storm water will run into their lake or if they will have their own. Mr. Bubp states that all developments must have their own storm water on their own site. Mr. Manson asked if the city has contacted the school system to notify them of the additional houses being built and if they are prepared for the influx of kids. The board said they are not sure if that communication has happened. Mr. Henry stated this has been on the comprehensive plan since 2007 so he is under the impression they are aware. He states that everyone he spoke to in favor of extending the development but they want like homes next to theirs. They don't want lesser homes near theirs. They want to see brick, stone and cedar siding. He also stated they would like to see a 55 year old community.

Mr. Bubp states that he should read Plan Piqua. It states that Piqua wants to bring multiple things in such as empty nesters, new families, etc. Mr. Manson asked what a multi family unit is. Mr. Henry stated it is the intention to put single family homes beside single family homes. And a multi family unit would be one structure with 3 units per home. Mr. Seas states that he has received complaints from citizens stating they are concerned about million dollar homes to sit beside a condo. Mr. Underwood asked who bridges the gap of needs/wants between citizens and applicants and/or the developer and current home owners. Mr. Henry stated zoning is what that is for. Mr. Manson worries that they will feel forgotten and want a voice in the development process.

Mr. Seas stated that people have also mentioned a concern to him about traffic driving through the area and speeding. Mr. Henry stated that would be law enforcement to enforce the speed limit.

Dwayne Thompson 2200 Eagles Lake- Stated that when they bought their house they were told a road couldn't go through there because there was a gas line and asked what has changed. Mr. Henry stated that gas lines go below roads all the time and he is unaware of who would have told them. Mr. Thompson stated their realtor told them the road would never be extended because of the gas line and that was a

selling point for them. Mr. Henry stated the intent of the road was to extend it. It's wasn't ended or made to be a cul-de-sac so the intention of the road would have been to extend it.

Mr. Thompson stated he thinks it is important for the city to talk to Washington schools because they are maxed out at capacity right now.

Mark Johnson 904 Red Deer Trail, states that he has lives adjacent to where the development will take place and states that he has a beautiful backyard with tree lines. He states the green pond in the new plans is in his backyard. He is asking to consider Eagles nest and Deerfield homes and how this will impact their properties. He states that Eagles Nest and Deerfield are gorgeous communities and he doesn't want that to change. He also asks to have space and leave the tree line so the new development is not in his back yard.

Mark Wion 1016 Westview he asked who is going to take care of the pond with it being in his back yard. He clarified that he is referencing the new pond shown in the new development drawings. Mr. Henry stated it would be the new HOA. Mr. Wion asked if he would be part of it since it is in his backyard. Mr. Henry stated he would not because the new development would have a new HOA. Mr. Wion also asked about barriers. Mr. Henry stated there are items in the code to help with this. Nick Selhorst with Choice One engineering came forward and said that he has been working with he applicant. He states that the plans that were submitted to the city had a landscape mound buffer. He stated the new pond would be maintained by the new HOA. Mr. Wion asked him if he new there was a gas line there. Mr. Selhorst stated he was aware and as Mr. Henry had previously mentioned roads are built over gas lines all the time.

Kim Grissom 14 Osprey Ct, She asked what the price point would be for the new homes. Mr. Smith stated that they are subject to market forces. But as of today the single family would sell for right under \$300K up to the high \$300K for the town homes he would see it at \$200-\$260K. Ms. Grissom stated her property value will drop if people have to drive through her neighborhood to the new subdivision if the homes aren't the same value. Mr. Smith stated that currently in Xenia their houses are selling for over \$400K. He states they are subject to market and can only price them at what people will pay for them. She also asked if there is a way to make a separate entrance instead of driving through their development. She fears what the traffic will be like when you add a couple hundred more people. Mr. Sease states that the land she is referring to is not owned by the developer and the owner is not willing to sell.

Mr. Seas also stated that Mr. Meye who lives on 185 reached out to him and asked him to relay the message that his property is north of section 4 and 5 of the plans and that he was just notified of the meeting yesterday. He is unable to make the meeting. He states that there will be multiple houses that will go up against his property. Mr. Henry states from the City's prospective there is a concern for emergency service response. When we have a lot of cul-de-sac's it extends the emergency service response time which could cost a life. She also said that Washington is full max already and that it will impact the schools in a large way. Her son attends Washington and that they already have large class sizes. Mr. Smith said that property taxes go to the school district. He states that with every new home that is built, that is more money that goes to the school to accommodate the growth. He states that his national association did a deep dive on average children per house. He said that a new single family home add .04 children per home. 201 Single family homes is about 80-81 children. Townhomes statistically very few children live in them at a rate of 0.14 that would be another 18. Total you're looking

at 100 children spread across 13 grades would be 8 students per grade. He also reminded everyone that this development won't happen overnight. That at best it will happen over 5 years. It will all depend on the demand.

Brenda Allenbaugh, 2709 W Piqua Clayton Rd she said that her land is adjacent to the new development. She said that she got the notification of the meeting in the mail Saturday and didn't have enough time. She stated that she doesn't understand why all their questions were acknowledged in the meeting. She stated that they were wasting time. If they would have just read through the questions for everyone then it likely would have answered the majority of people's questions. Mr. Bulp stated he understood her but stated that some of the questions they receive they don't want to go through in a public meeting. She stated that all of her questions were answered in an email but not in the meeting. She asked if there was a plan to annex any additional property. Mr. Henry stated that he doesn't have a plan to do that. Mr. Oberdorfer said it is up to the private property owner. She asked for reports that show farm tiles and said if people mess with those farms will flood. Mr. Henry stated that typically the practice is when you find an old farm tile you reconnect it because you don't know what it's serving. She also is asking for a soil and water report. Mr. Henry stated that typically in a project this size that an environmental engineer will be brought in on the project. She asked if that has been done. Mr. Henry stated it has not yet because it just a preliminary plan. Mr. Smith there is always a thorough environment study done. Ms. Allenbaugh stated the traffic is bad on Piqua Clayton and adding an additional drive there wouldn't be a good option. Mr. Henry explained how the road would be completed/updated and become part of the city. Ms. Allenbaugh said she and many others have concerns. She asked if PC approves it if she will have to go to City Commission. Mr. Bulp stated this is just preliminary. He states there are a lot of approvals that still need to happen. She asked if they would be a part of those meetings to which Mr. Bulp stated both PC and City Commission meetings are public. Mr. Henry stated as a reminder that the whole point of this meeting is to address these questions they have. He said once it goes to City Commission it will take multiple readings before anything is passed. And there will be multiple opportunities to speak on this topic publicly.

Jeremy Hittle 5 Glen Eagle Ct stated that he is concerned about the schools. He states that the schools don't have the room for more students. He is not opposed to development but that we don't have the facilities for the students. He states they like the cul-de-sac option and not the road going through. He stated he believes if we would do that most people would be happy. HE states it is not set up as a normal sidewalk community. He states that he feels it will be a racetrack how it is currently set up. Mr. Bulp states that he believes a traffic study could maybe be done and possibly it is needed. Choice One stated that at the preliminary stage a traffic survey has not been done at this time.

David LeMaster, 608 Lambert stated his concern is that when the construction starts that they come off Clayton so they aren't coming down Lambert. Mr. Bulp stated they will likely have a different entry for construction to help not damage the current roads.

Jean Heath, 2204 Eagles Lake she states that her property is right next to the field. She is 100% on board with developing but is asking if the plan is to take Eagles Lake road all the way through to Lambert. Choice One states their plan left the current cll-de-sac but that the city recommended a through street for emergency services. He states that no final plans have been made. That this is what this process is for. She appreciates the fact that EMS services are taken into consideration. But she is asking how many

times services are run through that neighborhood as it is. She wants clarification on where the road is going or if the cul-de-sac is staying. Mr. Underwood stated that most of the people that live there don't want the through street and want the cul-de-sac. And that the city is worried about EMS response times and recommends the street going through. She asks that all the ways to get in there should be looked at. Choice One states that 185 is not an option because there land in between the proposed development and 185 that isn't part of the project so that isn't an option at all.

Suzanne Baugh, 2316 White Tail Ln, questioned about the townhomes if they would be rental properties or if they will be sold as a condo with an HOA upkeep. Mr. Smith stated they would be sold like a single family home would be. Mrs. Baugh asked if would be sold to an investment group and Mr. Smith said that is correct. Mrs. Baugh stated if it were an investment group that came along and wanted to buy the properties to make them into a rental property. She is asking if there is anything that says they can't do that. Mr. Henry states if they are entered as a townhome that it will remain that. She states that she looked up DR Horton and spoke of some reports and stories she found. She states again that she is concerned about the properties turned into rentals. She states that the proposed plan will put 2.5 houses in her back yard.

Mimi Crawford, 15 Golden Eagle Ct, stated around 1990 they were approached and came to town because Piqua was in desperate need of quality housing. They invested in the property that is being references and started Deerfield. They were the developer and provided single family homes and patio homes and apartments. The plat was also established with that street going through. She also helped develop Eagles Nest. Her spirit has always been in building Piqua and making it a viable community for families to live and work in. She states that if we start to think in small terms and are guarded on growth that was originally intended. She states we will continue to be less and less viable as a city. She asks everyone to give it further consideration as to how viable of a community it is and could be. She states that she is part of the biggest company in Piqua and they struggle to attract reliable talent to work. She states that if we don't look at quality housing the businesses that so desperately need workers won't be able to find any.

Mr. Seas added that he is a millennial but that he is not a home owner because he gets beat when trying to buy a house. He hears everyone's concerns but appreciates what Mimi says and that we are short on homes in Piqua. He also reiterated that this is preliminary and not the end all decisions.

Katie Poppleman lives on White Tail lane, asked why the plot sizes are so small compared to properties in Deerfield. She states she will have two homes in her back yard. Mr. Smith states that it is a response to market and how expensive development has become in the last 5+ years. Ms. Poppleman asked if the developer would consider larger lots. Mr. Smith states they are open but that economics come into play as well and there is a plan to make a 1.3 acres park in the development that would be for the members of the HOA. He states that they will take larger lot sizes into consideration.

Mr. Wright asked if basements have been thought about. Mr. Smith stated that there will be a combination of basements and slabs. It will depend on the market.

Mr. Underwood made a motion to approve the resolution with Mr. Harvey making the second motion. Resolution PC 24-24 was approved with a 5-0 vote.

RESOLUTION PC 24-24

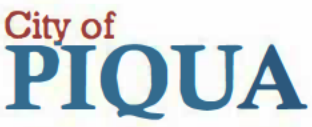
Mr. Seas made a motion to approve the resolution with Mr. Bubp making the second motion. Resolution PC 24-24 was approved with a 5-0 vote.

OTHER BUSINESS

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made Mr. Seas to adjourn, seconded by Mr. Harvey to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 7:35 P.M.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. McCulla at emcculla@piquaoh.gov



Zoning Designation Request
Application

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST		
1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following: - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons; - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change; \$150.00 Application Fee to be paid at time of submittal. 2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month. 3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.		
SUBMITTAL REQUIREMENT CHECKLIST		
☒ Application	☒ Lot Plan (Show existing and proposed zoning)	10-24-24 ☒ \$150 Fee Pd. \$75- (Cash or Check)

Paid \$75 check No 6050 Paid \$75 Check No 6053

APPLICANT INFORMATION		☒ Primary Contact	☒ Billing Contact
First Last Name: <i>Michael Routson</i>			
Contact Person First Last Name: <i>Same</i>			
Mailing Address: [Redacted]			
[Redacted]			
Type of legal interest held by applicant: <i>Deed Sole Proprietor</i>			
OWNER INFORMATION			
First Last Name: <i>Michael Routson</i>			
Mailing Address: [Redacted]			
Phone Number: <i>Same</i>		Email: <i>Same</i>	

201 W Water St | Piqua, OH 45356 | Office | 937.778.2049



Zoning Designation Request

Application

LOCATION DETAILS	
Street Address: 300 Kiewe Dr.	Parcel ID Number: N44 076549 Lot 7693
Existing Zoning District: CX	Proposed Zoning District: S-RM-

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: Currently have A 4 unit on the Property and wish to add six duplexes for senior housing.

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name: Michael Reutson	Date: 10-25-2024
Applicant Signature: [Signature]	Title: Owner MGR

STAFF REPORT

Planning Commission

Date: November 18, 2024

Re: PC 25-24 – Zoning Designation Request – N44-076549

Applicant: Project Development Company

Owner: Michael Routson

Address: 300 Kienle Drive

Parcel #: N44-076549

Zoning: CX – Corridor Mixed Use

Request: The applicant requests a zoning designation change for Parcel #N44-076549 from "CX - Corridor Mixed Use" to "S-RM - Suburban Residential Multi-Unit." It is also their desire to replat as presented in the application.

Staff Comments and Recommendations:

Budget/Financial Impact (Project Costs and funding sources)

Immediate Revenue Impact:

- Rezoning from CX to S-RM will significantly hinder potential commercial developments that typically generate higher tax revenues through business activity, retail sales taxes, and commercial property taxes. This would represent a potential reduction in the projected revenue base.
- Changing to S-RM could lead to increased residential property tax revenue once the duplexes are constructed. However, the revenue may be lower compared to a fully utilized commercial property.
- The City would gain revenue from construction-related fees, permits, and potential utility connections associated with building duplexes.

Long-Term Economic Considerations:

- Introducing duplex units can attract new residents, potentially increasing spending within the local economy and supporting local businesses.
- Residential development may increase the City's obligations for public services, such as road maintenance, utilities, fire, police and other community services.
- Rezoning and subsequent residential development can reduce blight and vacancy, potentially enhancing surrounding property values and fostering neighborhood stability.

STAFF REPORT

Estimated Project Cost: \$1,000,000.00 (est)

Options (include deny / approval option)

Could also be considered to be rezoned to "S-RA Suburban Residential Attached", which is appropriate where no alleys are present and where walkability and increased housing variety is desired.

Project Timeline

Start: January 2025

End: December 2030

Staff Recommendation

Staff recommends approval of the rezoning request from Commercial Mixed Use (CX) to Suburban Residential Multi-Unit (S-RM), with careful consideration given to the proposed development of relatively small-sized senior apartments (approximately 600 SF duplexes).

While the unit size is modest, there is a demonstrated demand for additional residential units in the community, particularly for multi-unit housing options catering to diverse demographics, including seniors. The proposed rezoning aligns with the City's broader goals of providing diverse housing options and meeting the needs of residents seeking more affordable or appropriately-sized living arrangements. Additionally, this new zoning would be contiguous to other S-RM zoned properties located south of the parcel, providing a cohesive and compatible transition from mixed density housing to commercial use, enhancing the overall character and connectivity of the area.

However, staff recommends that the applicant provide additional information on unit design, amenities, and accessibility features to ensure the development offers suitable and attractive housing for the intended senior population. This due diligence will help maximize the positive impact of the project and ensure long-term community value.

RESOLUTION No. PC 25-24

WHEREAS, the Planning Commission of Piqua has considered a request to rezone the parcel N44-076549 from Commercial Mixed Use (CX) to Suburban Residential Multi-Unit (S-RM) zoning, as presented by the applicant; and

WHEREAS, the subject parcel has remained vacant and undeveloped, and the proposed rezoning would facilitate the construction of duplex units, addressing a documented need for additional residential units, particularly for senior housing in the community; and

WHEREAS, the proposed S-RM zoning would be contiguous to similarly zoned parcels, creating a cohesive transition between mixed density housing and commercial use, and contributing to the harmonious development of the surrounding area; and

WHEREAS, the proposed rezoning aligns with the City's broader goals to provide diverse and affordable housing options, meeting the needs of various demographics and enhancing the overall housing inventory; and

WHEREAS, the Planning Commission has reviewed the proposal, heard public input, and determined that the rezoning is consistent with the City's Comprehensive Plan, zoning regulations, and community development goals;

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	☐	☐	☐	☐

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change;
 - \$150.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

☒ Application	☒ Lot Plan (Show existing and proposed zoning)	☐ \$150 Fee (Cash or Check)
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APPLICANT INFORMATION		☐ Primary Contact	☐ Billing Contact
First Last Name: City of Piqua			
Contact Person First Last Name: Chad Henry			
Mailing Address: 201 W. Water Street, Piqua OH 45356			
Phone Number: (937) 778-2049		Email: chenry@piquaoh.gov	
Type of legal interest held by applicant:			
OWNER INFORMATION			
First Last Name: Robin S. & Julie A. Alexander			
Mailing Address: [REDACTED]			
Phone Number:		Email:	

LOCATION DETAILS	
Street Address: 8090 N. Looney Rd	Parcel ID Number: N44-101485
Existing Zoning District: None	Proposed Zoning District: CX - Corridor Mixed Use

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: The City of Piqua is requesting to rezone parcel N44-101485 to CX - Corridor Mixed Use because it was inadvertently omitted during the zoning updates adopted in May 2023. This rezoning aligns the parcel with the intended zoning framework, promoting a mix of uses that foster economic development, flexibility in land use, and compatibility with surrounding properties and the overall corridor development strategy. Rezoning ensures consistency with the city's long-term vision and planning objectives for the area.

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Chad D. Henry	11/4/24
Applicant Name	Date
	City Planner, City of Piqua
Applicant Signature	Title

STAFF REPORT

Planning Commission

Date: November 18, 2024

Re: PC 26-24 – Zoning Designation Request – N44-101485

Applicant: City of Piqua; Chad Henry, City Planner

Owner: Robin S. & Julie A. Alexander

Address: 8090 N. Looney Road

Parcel #: N44-101485

Zoning: None

Request: The applicant requests a zoning designation change for Parcel #N44-101485 to "CX - Corridor Mixed Use".

Staff Comments and Recommendations:

Budget/Financial Impact (Project Costs and funding sources)

Revenue Considerations:

- Rezoning the parcel to CX is anticipated to increase its market value, which could lead to higher property tax assessments and an increase in tax revenues for the City.
- The CX zoning designation encourages commercial development along key corridors. This could lead to greater business activity, potentially increasing sales tax revenues through new or expanded businesses.

Development-Related Fees:

- Rezoning and potential redevelopment of the parcel may generate revenue from building permits, zoning application fees, and other related charges as projects move through the City's development processes.

Economic Development Benefits:

- The CX zoning fosters a mix of commercial and office development, which can lead to job creation, attract new businesses, and stimulate economic activity within the corridor.
- The designation aligns with existing City infrastructure and planned corridor improvements, potentially reducing the need for new infrastructure investments compared to alternative land uses.

STAFF REPORT

Long-Term Cost Considerations:

- As new businesses and developments occupy the parcel, there may be a moderate increase in demand for public services such as fire, police, and maintenance of public areas.
- Enhanced activity may require traffic studies, intersection improvements, or traffic-calming measures to ensure the corridor remains safe and accessible.

Options (include deny / approval option)

None.

Project Timeline

As soon as possible.

Staff Recommendation

Staff recommends approval of the rezoning request for the subject parcel from its existing designation to "CX - Corridor Mixed Use." This recommendation is based on several key considerations. Rezoning the parcel aligns it with the City's 2023 zoning code update, which established the "CX - Corridor Mixed Use" district to support a blend of commercial and residential uses along arterial and major collector corridors. Bringing the parcel into this designation ensures consistency with surrounding properties and the intended land use framework for the area.

The "CX" zoning provides compatibility with nearby properties and supports the City's goal of fostering mixed-use developments that enhance economic and community vitality along key corridors. By providing flexibility in land use, the designation allows for office and commercial growth that aligns with the character and needs of the area.

Rezoning the parcel also allows the owner to satisfy appraisal requirements, which can facilitate potential property improvements or development, driving increased economic activity, job creation, and public revenue generation.

Lastly, the proposed rezoning corrects a previous oversight from the 2023 zoning update, where the parcel was inadvertently left out of the new zoning designations. Rezoning it to "CX" rectifies this and ensures consistent application of zoning principles across similar properties within the area.

For these reasons, staff recommends that the Planning Commission forward a recommendation of approval to the City Commission to rezone the subject parcel to "CX - Corridor Mixed Use." This designation satisfies the property owner's request, supports the broader goals of the City's zoning code, and enhances the parcel's economic

STAFF REPORT

potential.

September 27, 2024

Mr. David Williams
Park National Bank
50 N 3rd Street
Newark, OH 43055

Re: Appraisal Report, Real Estate Appraisal
8090 Looney Rd
8090 Looney Rd, Piqua,
Miami County, OH 45356

File Name: CMH240395

Dear Mr. Williams:

At your request, an appraisal for the above referenced property was prepared, which may be briefly described as follows:

The subject is a 5,732-square-foot multi-tenant mixed-use retail/office building on a 0.94-acre lot in Piqua, Ohio. The property is fully occupied by three tenants, a salon, an optometrist, and a coffee shop, with remaining lease terms ranging from 25 to 44 months. The subject is situated on Looney Road across from Miami Valley Crossing Shopping Center, which is anchored by Walmart Supercenter, Home Depot, and Jo Ann Fabrics.

Of note, the City of Piqua Zoning Map does not show a zoning designation for the subject property. We reached out to Chad Henry, City Planner with the City of Piqua, who noted the error and is in the process of researching the issue. As of the date of this report, we have made multiple attempts to follow up on the matter but have not received a response. Given the age of the improvements, we assume the property is a grandfathered use. Should this extraordinary assumption not be accurate, it could have a material effect on our valuation analysis and conclusions.

Chad Henry

From: Rob Alexander <ralexander@a-t-i.net>
Sent: Wednesday, October 9, 2024 5:30 PM
To: Chad Henry
Cc: Chris Schmiesing; Paul Oberdorfer
Subject: 8090 Looney Road - Zoning Designation Issue
Attachments: Issue with the appraisal for 8090 Looney Road Vers 2.0.jpg

Importance: High

Chad,

First, I realize that our property located at 8090 Looney Road was annexed in 2014 prior to your tenure with the City of Piqua.

Having said that, I really need your assistance in getting the issue resolved.

Per the attached document, which is taken from an appraisal recently done for Park National Bank on our behalf, there is an issue with the recorded zoning designation on our parcel.

I have copied Chris and Paul since we have been engaged in several conversations regarding how the interactions between local small businesses and city government can negatively impact our financial well-being. Our appraised value was affected by this issue and in turn affected our financial basis for acquiring/lending money.

Please provide me with the process and a timeline for the resolution of this issue.

Thank you.

Rob Alexander
Indian Ridge Builders
937-418-0292



Chad Henry

From: Hyun Park <hpark@specialtyvaluation.com>
Sent: Wednesday, September 25, 2024 11:33 AM
To: Chad Henry
Subject: Zoning for 8090 Looney Rd

Hello Chad,

We spoke on the phone yesterday about the zoning on this property (Parcel N44-101485). I wanted to reach out in case you'd like to respond to via email. Let me know what you find out. Thank you.

Hyun Park

Valuation Analyst
Specialty Valuation Group (SVG)

425 Metro Place North, 620
Dublin, Ohio 43017
Toll Free: 877-4SVGUSA
Direct: 614-678-5490 x108
Fax: 614-867-9824
hpark@specialtyvaluation.com
www.specialtyvaluation.com



RESOLUTION No. PC 26-24

WHEREAS, the Planning Commission of Piqua has received a request to rezone the parcel N44-101485 from its existing designation to "CX - Corridor Mixed Use" to better align with the City's 2023 zoning code update; and

WHEREAS, the "CX - Corridor Mixed Use" zoning district is designed to accommodate a mix of commercial and residential uses along the City's arterial and major collector corridors, fostering developments that integrate office, commercial, and residential components to enhance economic and community vitality; and

WHEREAS, the proposed rezoning of the subject parcel is consistent with and supports the City's Comprehensive Plan and zoning code goals by promoting mixed-use developments that are compatible with the character and needs of the surrounding area; and

WHEREAS, rezoning the parcel will rectify a previous oversight during the 2023 zoning update, which inadvertently omitted this property from being properly designated, and will ensure consistency with the zoning designations of neighboring properties; and

WHEREAS, proper designation of the parcel as "CX - Corridor Mixed Use" will support the property owner's request to facilitate appraisal, thereby unlocking opportunities for potential property improvements, increased economic activity, job creation, and enhanced public revenue generation; and

WHEREAS, the Planning Commission has reviewed the rezoning proposal, including its potential impacts, and finds that it serves the best interests of the community, aligns with established development goals, and supports the City's ongoing efforts to create vibrant, flexible, and economically viable corridors;

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.

RESOLUTION No. PC 26-24

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

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

1. To have an item placed on the agenda, site plans and application materials may be submitted to piquapermits@piquaoh.gov no later than 5:00 P.M. four weeks prior to the scheduled meeting date. Please include the following:
 - Completed application form with the name of person or persons requesting the Zoning Change, stating their legal interest in the property and names of all interested persons;
 - Site plan of the lot showing proposed use, drawn to accurate scale, showing all pertinent information pertaining to the Zoning Change;
 - \$100.00 Application Fee to be paid at time of submittal.
2. Piqua Planning Commission will conduct a public hearing; and take final action at its regularly scheduled meeting, the second Tuesday of each month.
3. All items must be received in the Planning & Zoning office no later than 5:00 P.M. four weeks prior to the scheduled meeting date.

SUBMITTAL REQUIREMENT CHECKLIST

☐ **Application**

☐ **Lot Plan**
(Show existing and proposed zoning)

☐ **\$100 Fee**
(Cash or Check)

APPLICANT INFORMATION

☒ **Primary Contact**

☐ **Billing Contact**

First Last Name: The Piqua Land Company LLC

Contact Person First Last Name: Aaron Underhill, Esq.

Mailing Address:

Phone Number:

Type of legal interest held by applicant: Land purchase contracts

OWNER INFORMATION

First Last Name: See accompanying list of owners

Mailing Address:

Phone Number:

Email:

LOCATION DETAILS

Street Address: Property is largely bound by Drake Rd. to the North, Farmington Road to the South, and Washington Road to the East.	Parcel ID Number: M40-041750, M40-041800, M40-041900, M40-041850 M40-042000, M40-042010, M40-011610, M40-011650 M40-012000
Existing Zoning District: Agriculture	Proposed Zoning District: IH

PROJECT INFORMATION - Attach additional page(s) if necessary.

Briefly describe the reason for the requested zoning change:

The Piqua Land Company is masterplanning this area for economic development with a focus on attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district. The Piqua Land Company has a purchase contract on these parcels with plans to annex into the City and zone for industrial development.

ACKNOWLEDGMENT AND AUTHORIZATION

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

The Piqua Land Company LLC

October 24, 2024

Applicant Name

Date

By: 

Attorney for Applicant

Applicant Signature

Title

STAFF REPORT

Planning Commission

Date: November 18, 2024

Re: PC 27-24 – Zoning Designation Request – #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000 to "IH - Heavy Industry"

Applicant: The Piqua Land Company LLC; Aaron Underhill, Esq.

Owner: Leah Pickrel: 2675 Farrington Rd W, Piqua, OH 45356

James A. Hiegel: 1006 S. Gordon St, Piqua, OH 45356

John McCoy, Jr: 5515 N. Washington Rd, Piqua, OH 45356

William Didier: 208 Ford Drive, Piqua, OH 45356

Thomas & Christina Hiegel: 5255 Washington Rd N, Piqua OH 45356

Address: Parcels are largely bound by Drake Rd to the north, Farrington Rd to the south, and Washington Rd to the east

Parcel #: M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000

Zoning: N/A

Request: The applicant requests a zoning designation change for Parcels #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000 to "IH - Heavy Industry".

Staff Comments and Recommendations:

Budget/Financial Impact (Project Costs and funding sources)

Revenue Considerations:

- Rezoning the 329.824-acre parcel to "IH - Heavy Industry" is expected to increase its market value, which could result in higher property tax assessments. This, in turn, will generate additional tax revenue for the City.
- With the potential for industrial development, the parcel may attract heavy industry tenants, leading to job creation and associated payroll taxes. This growth in business activity will likely contribute to the City's revenue through business licenses and tax receipts.

Development Related Fees:

- As the parcel develops under its new "IH" zoning, revenue will be generated from



STAFF REPORT

land use applications, building permits, and other related fees required for construction, environmental assessments, and site preparation activities.

Economic Development Benefits:

- The "IH" zoning is intended for large-scale industrial uses, which could attract manufacturers, distribution centers, or other industrial businesses. This would likely lead to significant job creation in the City, reducing unemployment and increasing economic activity.
- Industrial development typically spurs secondary business opportunities, such as supply chain and service businesses, boosting the local economy and broadening the City's economic base.

Infrastructure and Service Considerations:

- While the development of this parcel may necessitate upgrades to infrastructure such as roads, utilities, and drainage, the scale of industrial development will also bring in the necessary investments to support these changes. These improvements may result in new sources of revenue, such as utility fees or road use charges.
- There may be some increase in public service demands, particularly from public safety, waste management, and infrastructure maintenance. However, the potential for tax and fee revenue from industrial activities is expected to offset these costs in the long run.

Environmental and Compliance Considerations:

- Heavy industrial zoning may necessitate environmental impact assessments and remediation costs. However, the City can manage and recoup some of these costs through environmental mitigation fees, regulatory compliance, and development agreements that include requirements for environmental protection.

Options (include deny / approval option)

N/A

Project Timeline

Not provided

Staff Recommendation

Staff recommends approval of the request to rezone the newly annexed 329.824-acre parcel to "IH - Heavy Industry." This recommendation is based on the following factors:

STAFF REPORT

Rezoning this parcel to "IH" is consistent with the City's broader goals of promoting industrial growth and economic development, particularly in areas designated for large-scale industrial uses. The "IH - Heavy Industry" zoning district is well-suited to accommodate heavy industrial operations such as manufacturing, distribution, and large-scale warehousing, which are expected to align with the property's size and location.

The parcel's location within the newly annexed area presents a strategic opportunity to enhance the City's industrial base. The "IH" designation will allow the parcel to be developed for industries that can generate significant employment opportunities, stimulate economic activity, and contribute to the City's tax base through property taxes, business revenue, and associated employment taxes.

Additionally, the zoning change will enable the City to attract large-scale industrial users that are compatible with the surrounding area, thereby optimizing land use and fostering job growth. This will provide economic benefits not only through direct tax revenues but also by supporting secondary business activity in sectors such as logistics, transportation, and supply chain management.

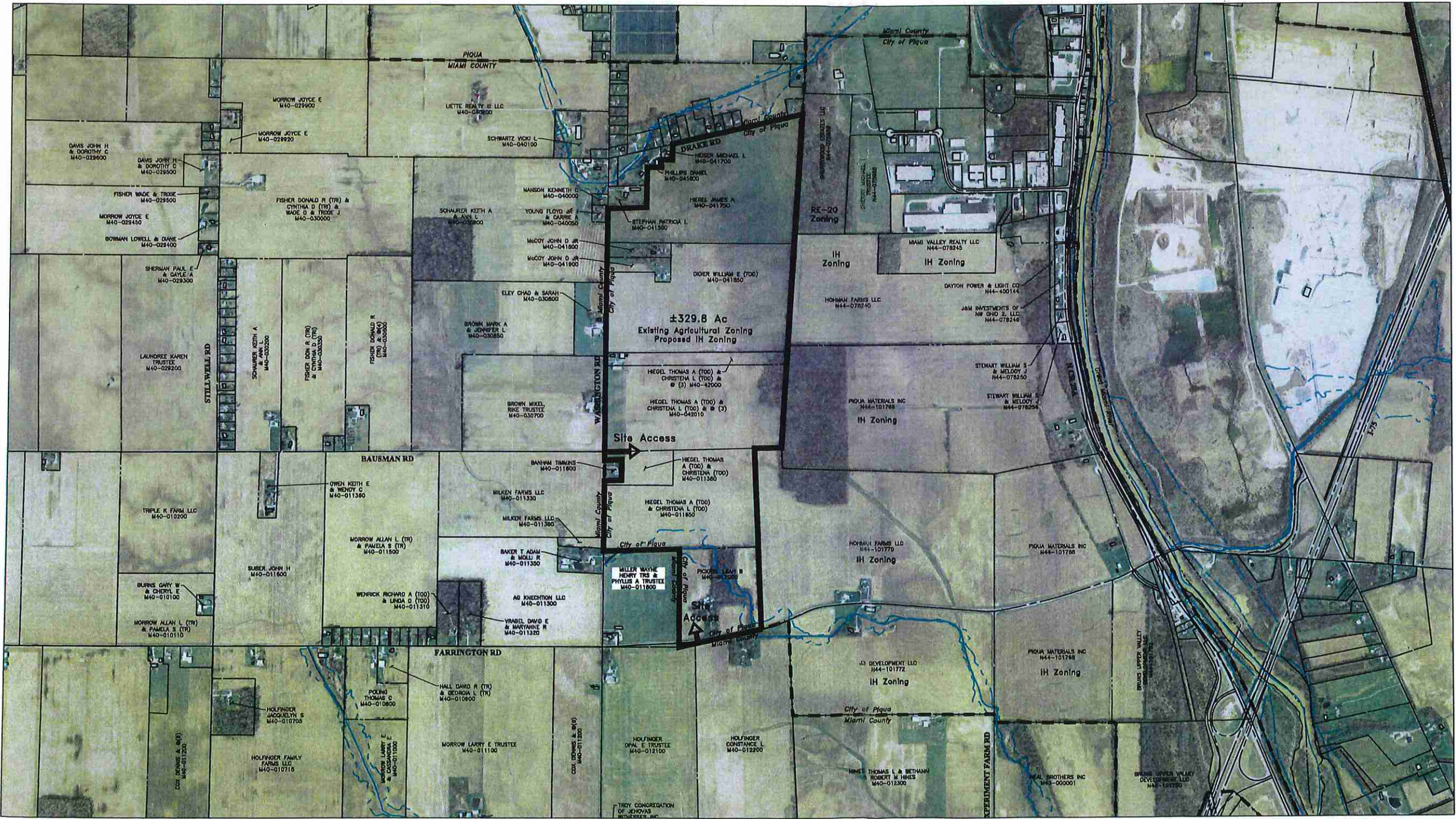
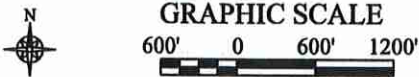
Finally, the proposed zoning change is consistent with the City's long-term economic development plan, which emphasizes diversification and expansion of the industrial sector. It will facilitate appropriate development that maximizes the parcel's potential while minimizing potential conflicts with residential or commercial land uses.

For these reasons, staff recommends that the Planning Commission forward a recommendation of approval to the City Commission for rezoning the newly annexed 329.824-acre parcel to "IH - Heavy Industry." This zoning designation will help facilitate appropriate industrial development and contribute to the City's economic and employment growth.

Piqua, Ohio

Rezoning Site Plan

Date: October 16, 2024



**List of Property Owners
Zoning of +/- 329.824 Acres**

Leah Pickrel
2675 Farrington Rd W
Piqua Ohio 45356
PN: M40-012000

William Didier
208 Ford Drive
Piqua, Ohio 45356
PN: M40-041850

James A. Hiegel
1006 S. Gordon Street
Piqua, Ohio 45356
PN: M40-041750

Thomas and Christena Hiegel
5255 Washington Rd N
Piqua, Ohio 45356
PN: M40-42000, M40-042010
M40-011610, M40-011650

John McCoy, Jr.
5515 N. Washington Rd
Piqua, Ohio 45356
PN: M40-041800
M40-041900

329.824 ACRES

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christina L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

329.824 ACRES

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Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5'8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

329.824 ACRES

-3-

With the arc of a curve to the right, having a central angle of $08^{\circ} 42' 40''$, a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South $82^{\circ} 32' 48''$ West and chord distance of 578.33 feet to a magnetic nail found; and

South $86^{\circ} 55' 58''$ West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North $00^{\circ} 09' 24''$ East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a $5/8''$ rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South $88^{\circ} 35' 51''$ West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a $5/8''$ rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North $00^{\circ} 24' 00''$ East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North $88^{\circ} 23' 20''$ East, (passing a $5/8''$ rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a $5/8''$ rebar found;

North $00^{\circ} 24' 00''$ East, a distance of 279.92 feet to a $5/8''$ rebar with cap stamped "MHT 5621" found; and

South $88^{\circ} 23' 20''$ West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North $00^{\circ} 24' 00''$ East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

16 SEP 24

Matthew A. Kirk
Professional Surveyor No. 7865



RESOLUTION No. PC 27-24

WHEREAS, the City of Piqua has received a request to rezone the 329.824-acre parcel located among Parcels M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000, which was recently annexed into the City, from its current zoning designation to "IH - Heavy Industry"; and

WHEREAS, the "IH - Heavy Industry" zoning district is intended to accommodate large-scale industrial uses such as manufacturing, distribution, and warehousing, which are compatible with the size and location of the parcel and consistent with the City's goal of promoting economic development and industrial growth; and

WHEREAS, the rezoning of the subject parcel to "IH" will provide an opportunity to enhance the City's industrial base, create employment opportunities, and contribute to the local economy through increased property tax revenue, business taxes, and job-related taxes; and

WHEREAS, the proposed "IH - Heavy Industry" designation will allow for appropriate land use in a manner that minimizes conflicts with residential and commercial areas while maximizing the potential of the land for industrial development; and

WHEREAS, the rezoning of the parcel to "IH" is consistent with the City's Comprehensive Plan and long-term economic development strategies, which prioritize the expansion of industrial uses and the diversification of the City's economic base; and

WHEREAS, the Planning Commission of Piqua has reviewed the proposed zoning change, considered its potential impacts, and has determined that the rezoning of the parcel will serve the best interests of the City and its residents;

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.

RESOLUTION No. PC 27-24

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

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

PC 25-24	N44-074400	HARMAN MANAGEMENT CORPORATION	1251 E ASH ST	Piqua OH	45356
PC 25-24	N44-074400	HARMAN MANAGEMENT CORPORATION	595 MILLICH DR STE 106	CAMPBELL CA	95008
PC 25-24	N44-074600	UPPER VALLEY MEDICAL CENTER	ALMEDIA CT	Piqua OH	45356
PC 25-24	N44-074600	UPPER VALLEY MEDICAL CENTER	110 N MAIN ST STE 1250	DAYTON OH	45402
PC 25-24	N44-074650	ROUTSON MICHAEL M	230 KIENLE DR	Piqua OH	45356
PC 25-24	N44-074755	ITS ALL MINE LLC	301 KIENLE DR	Piqua OH	45356
PC 25-24	N44-074755	ITS ALL MINE LLC	356 W PETERSON RD	TROY OH	45373
PC 25-24	N44-075250	ASH STREET ENTERPRISES LLC	1255 ASH ST E	Piqua OH	45356
PC 25-24	N44-075250	ASH STREET ENTERPRISES LLC	757 OAK LEA DR	TIPP CITY OH	45371
PC 25-24	N44-075300	VALVOLINE LLC	PO BOX 55630	LEXINGTON KY	40555
PC 25-24	N44-075300	VALVOLINE LLC	1275 ASH ST E	Piqua OH	45356
PC 25-24	N44-076549	ROUTSON MICHAEL M & JEAN E	2980 SHAWNEE TR	PIQUA OH	45356
PC 25-24	N44-076549	ROUTSON MICHAEL M & JEAN E	300 KIENLE DR	Piqua OH	45356
PC 25-24	N44-076573	MLC1 INVESTMENTS LLC	1301 ASH ST E	Piqua OH	45356
PC 25-24	N44-076573	MLC1 INVESTMENTS LLC	21 NEWBRIDGE PKWY UNIT 407	ASHEVILLE NC	28804
PC 25-24	N44-076575	RED INVESTMENTS LIMITED LIABILITY COMPANY	ASH ST E	Piqua OH	45356
PC 25-24	N44-076575	RED INVESTMENTS LIMITED LIABILITY COMPANY	6340 E ST RT 41	TROY OH	45373
PC 25-24	N44-078768	TG3 REAL ESTATE - PIQUA	E ASH ST	Piqua OH	45356
PC 25-24	N44-078768	TG3 REAL ESTATE - PIQUA	50 NASHUA RD STE 203	LONDONDINH	3053
PC 25-24	N44-078770	TG3 REAL ESTATE - PIQUA	1243 E ASH ST	Piqua OH	45356
PC 26-24	J27-054406	BOWMAN ROBERT R JR & SHEILA K	8060 N LOONEY RD	PIQUA OH	45356
PC 26-24	J27-054408	SHUMAKER SHEILA D	8120 LOONEY RD N	UNINCORPORATED	
PC 26-24	J27-054409	PISANO TERRA N	8150 N LOONEY RD	PIQUA OH	45356
PC 26-24	J27-054425	SMITH PATRICIA & OLIVIA MILSTEAD	8155 N WOODLAWN DR	PIQUA OH	45356
PC 26-24	J27-054427	THOMAS MICHAEL G & CAROL S	8135 N WOODLAWN DR	PIQUA OH	45356
PC 26-24	J27-054428	HILLGALL LLC (LC)	586 HILLGAIL CIR SW	PATASKALA OH	43062
PC 26-24	J27-054428	HILLGALL LLC (LC)	8115 WOODLAWN DR	UNINCORPORATED	
PC 26-24	J27-054431	HANEY ELLEN	WOODLAWN N	UNINCORPORATED	
PC 26-24	J27-054431	HANEY ELLEN	8105 WOODLAWN DR	PIQUA OH	45356
PC 26-24	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	P.O. BOX 105842	ATLANTA GA	
PC 26-24	N44-072725	HOME DEPOT USA INC A DELAWARE CORPORATION	1200 E ASH ST	Piqua OH	45356
PC 26-24	N44-076265	HOPKINS VICTORIA M & @ (3)	WOODLAWN DR	Piqua OH	45356
PC 26-24	N44-076265	HOPKINS VICTORIA M & @ (3)	175 COUTH TRAIL	TIFFIN OH	44883

PC 26-24	N44-076267	STEPHAN ROBERT D	1035 E ASH ST	Piqua		
PC 26-24	N44-076267	STEPHAN ROBERT D	1035 W US RT 36	PIQUA	OH	45356
PC 26-24	N44-076269	JASSGILL INC	315 LOONEY RD	PIQUA	OH	45356
PC 26-24	N44-076269	JASSGILL INC	8030 LOONEY RD N	Piqua	OH	45356
PC 26-24	N44-101485	ALEXANDER ROBIN S (TR) & JULIE A (TR)	8090 N LOONEY RD	Piqua		
PC 26-24	N44-101485	ALEXANDER ROBIN S (TR) & JULIE A (TR)	8404 UNION-SHELBY RD	PIQUA	OH	45356
PC 26-24	N44-101572	LIM FRANK (TR) & NELLIE (TR)	1202 E ASH ST	Piqua	OH	45356
PC 26-24	N44-101572	LIM FRANK (TR) & NELLIE (TR)	12461 MATTHEWS LN	SAINT LOUI MO		63127
PC 27-24	M40-011330	MILKEN FARMS LLC	BAUSMAN RD	UNINCORPORATED		
PC 27-24	M40-011350	BAKER T ADAM & MOLLI R	4750 N WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-011360	MILKEN FARMS LLC	WASHINGTON RD	UNINCORPORATED		
PC 27-24	M40-011360	MILKEN FARMS LLC	2592 PEEBLES RD	TROY	OH	45373
PC 27-24	M40-011600	BANHAM TIMMINS	4985 WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-011610	HIEGEL THOMAS A (TOD) & CHRISTENA (TOD)	4985 WASHINGTON RD	UNINCORPORATED		
PC 27-24	M40-011700	BILLET TODD	4755 N WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-011800	MILLER WAYNE HENRY TRS & PHYLLIS A TRUSTEE	FARRINGTON RD W	UNINCORPORATED		
PC 27-24	M40-011800	MILLER WAYNE HENRY TRS & PHYLLIS A TRUSTEE	9357 HORATIO-HARRIS CREEK RD	BRADFORD OH		45308
PC 27-24	M40-012000	PICKREL LEAH B	2675 W FARRINGTON RD	PIQUA	OH	45356
PC 27-24	M40-012100	HOLFINGER OPAL E TRUSTEE	2795 W ELDEAN RD	TROY	OH	45373
PC 27-24	M40-012100	HOLFINGER OPAL E TRUSTEE	2910 FARRINGTON RD W	UNINCORPORATED		
PC 27-24	M40-012200	HOLFINGER CONSTANCE L (TR)	2600 W FARRINGTON RD	PIQUA	OH	45356
PC 27-24	M40-012210	STANAFORD BOBBY L & LISA B	112 W BROADWAY ST	COVINGTO OH		45318
PC 27-24	M40-012210	STANAFORD BOBBY L & LISA B	2590 FARRINGTON RD	UNINCORPORATED		
PC 27-24	M40-030700	BROWN MIKEL RIKE TRUSTEE	5140 N WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-030800	ELEY CHAD & SARAH	PO BOX 90	MINSTER	OH	45865
PC 27-24	M40-030800	ELEY CHAD & SARAH	5340 WASHINGTON N	UNINCORPORATED		
PC 27-24	M40-030900	SCHAURER KEITH A & ANN L	5730 N WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-040000	MANSON KENNETH C	5650 N WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-040050	YOUNG FLOYD JR II & CARRIE A	5630 N WASHINGTON RD	PIQUA	OH	45356
PC 27-24	M40-040800	ANTHONY KEVIN A & LORI E	5734 DRAKE RD	PIQUA	OH	45356
PC 27-24	M40-040900	LANE GREGORY K & DOROTHY A	5748 DRAKE RD	PIQUA	OH	45356
PC 27-24	M40-041000	BROWN MARK A & JENNIFER L	5770 N DRAKE RD	PIQUA	OH	45356
PC 27-24	M40-041100	LANGSTON FREDERICK W & TAMMI L	5784 N DRAKE RD	PIQUA	OH	45356

PC 27-24	M40-041200	DIDIER WILLIAM E & JOETTA (TOD)	5706 DRAKE RD N	UNINCORPORATED	
PC 27-24	M40-041210	FERGUSON CHRISTOPHER	5620 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041220	MCGILLVARY VINCENT	3232 NEWMARK DR	MIAMISBUF OH	45342
PC 27-24	M40-041220	MCGILLVARY VINCENT	5900 DRAKE RD N	UNINCORPORATED	
PC 27-24	M40-041230	PELTIER JEFFERY L & DONNA J	5670 DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041250	POLING MICHAEL P & TERESA A	5656 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041260	DIDIER WILLIAM E SR (TRUSTEE)	208 FORD RD	PIQUA OH	45356
PC 27-24	M40-041500	STEPHAN PATRICIA L	5665 N WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-041600	PHILLIPS DANIEL	5649 N DRAKE	PIQUA OH	45356
PC 27-24	M40-041700	PIERRON ANGELA L (TR) & JAMES M HEISER (TR)	5615 N DRAKE RD	PIQUA OH	45356
PC 27-24	M40-041750	HIEGEL JAMES A	DRAKE RD	UNINCORPORATED	
PC 27-24	M40-041750	HIEGEL JAMES A	1006 S GORDON ST	PIQUA OH	45356
PC 27-24	M40-041800	MCCOY JOHN D JR	5515 WASHINGTON RD N	PIQUA OH	45356
PC 27-24	M40-041850	DIDIER WILLIAM E (TOD)	WASHINGTON RD	PIQUA OH	45356
PC 27-24	M40-041900	MCCOY JOHN D JR	5495 WASHINGTON RD N	PIQUA OH	45356
PC 27-24	M40-042000	HIEGEL THOMAS A (TOD) & CHRISTENA L (TOD) & @ (3	5255 WASHINGTON RD	UNINCORPORATED	
PC 27-24	N44-075975	SHERRYWOOD ESTATES LLC	PO BOX 742	PIQUA OH	45356
PC 27-24	N44-075975	SHERRYWOOD ESTATES LLC	DRAKE RD	PIQUA OH	45356
PC 27-24	N44-078240	HOHMAN FARMS LLC	11641 MOSTELLER RD	CINCINNATI OH	45241
PC 27-24	N44-078240	HOHMAN FARMS LLC	5530 CO RD 25A N	PIQUA OH	45356
PC 27-24	N44-101766	PIQUA MATERIALS INC	11641 MOSTELLER RD	CINCINNATI OH	45241
PC 27-24	N44-101766	PIQUA MATERIALS INC	5030 CO RD 25A N	PIQUA OH	45356
PC 27-24	N44-101770	HOHMAN FARMS LLC	PO BOX 43461	CINCINNATI OH	45243
PC 27-24	N44-101770	HOHMAN FARMS LLC	2305 FARRINGTON RD W	PIQUA OH	45356