



PIQUA CITY COMMISSION SPECIAL MEETING WITH WORK SESSION

THURSDAY, NOVEMBER 21, 2024

5:00 PM

COMMISSION CHAMBER - 2ND FLOOR

201 WEST WATER STREET

PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

MOTION TO APPROVE BUSINESS AGENDA

- 1) Rules of Conduct for City Commission Meetings

WORK SESSION

Deerfield Development Discussion

NEW BUSINESS

- 1) **Resolution No. R-128-24**

A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518

- 2) **Resolution No. R-129-24**

A resolution authorizing an amendment to the Zoning Map to change the Zoning Designation of Parcels N44-076518 and N44-077518 from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit

COMMISSIONERS COMMENTS

ADJOURNMENT

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

1. Commission meetings shall be called to order by the mayor or presiding officer of the meeting. The clerk shall call the roll of the Commissioners.
2. The mayor or presiding officer shall thereafter lead the Commission in the Pledge of Allegiance.
3. Upon roll call being completed, the Business Meeting of the Commission shall commence.
4. The Commission shall, if necessary, add or remove items to the Business Agenda and approve the agenda once it is established.
5. After approval of the agenda, the Commission shall vote on approval of the minutes of prior meetings.
6. After the establishment of the agenda, the Commission shall permit public comment by the citizens of Piqua as required by Section 4 of the Piqua Charter on any approved agenda item. Any person providing public comment shall provide his or her name and street address prior to making any comments.
7. Any non-citizen may also participate in public comment if an ordinance or resolution made part of the agenda affects his or her business located within the city of Piqua or utility service they receive within the city of Piqua. Any non-citizen shall state his or her name and either what business he or she operates that is being affected by an ordinance or resolution, or what property address inside the city limits that he or she is receiving utility service.
8. Any person providing public comment may speak once for up to a total of five minutes on each resolution and ordinance made part of the agenda. No person shall be permitted to comment twice on an agenda item.
9. Once public comment is completed, the Commission shall immediately begin debate and deliberate on each agenda item. No public comments from the public shall be permitted during the debate and/or deliberation of ordinances and resolutions by the commission.

10. After deliberation on ordinances and resolutions, votes on ordinances shall be recorded by roll call and votes on resolutions may be recorded by voice vote; if a commissioner wishes to have a roll call vote on a resolution, any commissioner may request the clerk to call the roll to record the vote. The Clerk of Commission shall record the vote tally for each ordinance and resolution.
11. During the Business Agenda, only city employees including department heads and guests of department heads to discuss matters affecting the city, the Piqua Chamber Director, the Main Street Piqua Director, may make presentations during the Business Agenda part of the meeting.
12. At the completion of the Business Agenda, the mayor may or may not permit commissioners to address the community for the good of the city. Afterwards, the commissioners shall call the business meeting of the commission to a close and city staff may be excused.

NON-AGENDA PUBLIC COMMENT

13. Non-agenda public comment sessions may, upon the discretion of the Commission, commence after the regular business meeting of the commission adjourns.
14. Any non-agenda public comment shall not begin after 9 p.m. and shall not continue after 9 p.m.
15. Comments by the public shall be addressed to the Commission and mayor and shall be limited to a seven-minute period per person. Under no circumstances should the Commission or mayor interrupt any person's seven-minute time period unless the individual violates the Rules of Conduct or the individual commenting requests interactive dialogue. If a Commission member or the mayor comment during an individual's allotted time, the time taken for any comment by Commission members or the mayor shall not be deducted from the individual's allotted seven minutes so that they receive their full allotted time to speak. No person may speak more than one time during any non-agenda public comment session.
16. All comments shall be related to city business or activities.
17. The Clerk of Commission shall not be under any obligation to keep minutes of the non-agenda public comment session.

18. Public comment time shall be only afforded to persons who live within the City of Piqua city limits, Springcreek Township, Washington Township and/or Miami County or own property within the city or own a business within the city limits.
19. Any person providing public comment shall provide his or her name and street address prior to making any comments.
20. Any individual attending the Non-Agenda Public Comment period of the City Commission meeting may have signs that do not exceed 8 ½ x 11 in size. Such signs shall not be displayed in a way that obstructs the view of any other individual attending the meeting or any camera recording the meeting.

RULES OF CONDUCT

Recognizing that the city has a compelling and significant interest in conducting its meetings in an efficient manner, the following Rules of Conduct shall be enforced during the Commission Business Meeting and the Non-Agenda Public Comment session:

1. Obscene comments, physically threatening remarks, and disruptive conduct are prohibited;
2. Profanity that is disruptive is prohibited;
3. Racist and hate-filled epithets are prohibited;
4. Loud and boisterous conduct or comments are prohibited;
5. Cheering, jeering or clapping, unless for ceremonial purposes as determined by the mayor, are prohibited;
6. Noisemakers are prohibited;
7. All persons shall remain seated during commission meetings unless they are leaving the Commission Chambers or are addressing the Commission from the podium;
8. Any person desiring to make a public comment shall complete a public comment request card provided by the Clerk of Commission and shall deposit the card in the public comment request box. The box will be monitored throughout public comment

sessions and cards will be given to the mayor or presiding officer by the commission's designee during public comment sessions;

9. The mayor shall call the persons requesting to make public comment during the appropriate public comment periods;
10. When called by the mayor to address the Commission, the individual called shall address the Commission from the commission podium unless the person so called has a medical condition that prevents the individual from doing so; in such case, the mayor will make every attempt to accommodate the individual so his or her comments are heard by the public;
11. If during the non-agenda public comment session, the public comment cards have not all been called prior to the end of the meeting, the individuals not called will be placed at the top of the list for presenting comments at the next scheduled meeting;
12. If during the non-agenda public comment session, the public comment cards have been exhausted and the meeting has not been concluded, individuals who have not spoken may request to do so until the conclusion of the meeting.

Any individual violating a commission rule shall be warned by the mayor or presiding officer of the violation, and if such individual does not cease the activity so warned, he or she shall be asked to leave city hall. If an individual refuses to comply with the mayor or presiding officer's directive to leave city hall, the individual may be charged criminally for his or her conduct.

**Petition of Concern to the Mayor of Piqua from the Deerfield/Eagles Nest Community
over the Proposed Development by D.R. Horton & Rob Smith (owner: Craycon Homes Inc.)**

We, the undersigned citizens of this great city and residents of the Deerfield and Eagles Nest neighborhoods, share common concerns with the D.R. Horton housing project. We kindly urge you to consider our petition and take necessary steps to leave intact the RE-10 zoning on land adjacent to the Deerfield and Eagles Nest subdivisions. We, the citizens of Piqua, request input on any further discussions of adding multifamily dwellings to the D.R. Horton project. We believe a senior housing component is a desperate need for said project. We believe that your commitment when running for office is to provide exceptional representation to the residents. Your representation should align with the residents' desire for a great neighborhood experience on any future development proposals.

Name	Address	Date
Margaret Mundhenk	400 Lambert Dr., Piqua	11/21/24
[Signature]	2100 Park Ave.	11-21-24
Michael Kline	312 Fallova	11-21-24
Cheryl Lillman	2301 Piqua Clayton Rd	11-21-24
Brenda & Eric Allenby	2709 Piqua Clayton	11-21-24
John Lillman	2301 Piqua Clayton Rd	11-21-24
[Signature]	1 Woodwood	11-21-24
[Signature]	306 Samboe	11/21/24
[Signature]	306 Samboe Ct.	11/21/24
Valerie Mulligan	5905 Piqua Clayton	11/21/24

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Name	Address	Date
James Slower	501 Lambert	11/16/24
Ant. Stal	412 Lambert	11/16/24
Elizabeth A. Lyman	401 Lambert	11/16/24
John Q. Markert	400 Lambert	11/16/24
Mr + Mrs Charles Chy	500 Lambert	11/16/24
Emily Cheek	408 Lambert	11/16/24
Jonathan Cheek	408 Lambert	11-16-24
Kris Monaggett	600 Lambert	11-16-24
John W. W.	604 Lambert	11-16-24
Becky Coof	604 Lambert	11-16-24
David Chelmer	608 Lambert	11-16-24
Rebecca LaMaster	608 Lambert	11-16-24
Holly Jenkins	704 Lambert	11-16-24
Heather Pence	711 Lambert Dr.	11-16-24
Carl P.	711 Lambert Dr.	11-16-24
Lori Miller	708 Lambert Dr.	11-16-24
Diane DeLoet	709 Lambert Dr.	11-16-24
Robert DeLoet	709 Lambert Dr.	11-16-24
Nancy Woods	613 Lambert Dr.	11-16-24
Aaron	609 Lambert Dr.	11-16-24
Bruce Kemmer	505 Lambert Dr.	11-16-24
Rich Ammon	505 Lambert Dr.	11/17/24
Harold L. Heiner	612 Lambert Dr.	11-17-24

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Name	Address	Date
Lee Ann Foster	700 Lambert Dr.	11/17/24
Scott Foster	700 Lambert Dr.	11/17/24
Greg Miller	708 Lambert Dr.	11/17/24
Roberta E. Webb	605 Lambert Dr.	11-17-2024
Sharon Focht	601 Lambert Dr.	11-17-2024
Jessica Chambers	409 Lambert Dr.	11-17-2024
May [Signature]	230 1/2 White Oak	11/17/24
Alanna Jeff	701 Lambert Dr.	11-17-2024
Mason Rimer	508 Lambert Dr.	11-17-2024

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Name	Address	Date
James A. ...	315 Sambar Ct	11-17-24
• Holly Johnson	309 Sambar Ct.	11-17-24
Robert Brunkman II	303 Sambar Ct.	11-17-24
AA	2305 PARK AVE	11-17-24
Emily Burnside	2304 Park Ave	11-17-24
Jane Davis	2217 Park Ave	11/17/24
DA Sarah Clawson	2213 Park Ave	11-17-24
• Katie Anthony	2004 Park Ave	11-17-24
Deborah DuRoss	2012 Wilshire Dr.	11-17-24
• Andrew C. Teach	2104 Wilshire Dr	11-17-24
Sechler Dennis	2113 Wilshire	11-17-24
Goldie M. Wesson	2212 Wilshire	11-17-24
Cheryl Herbe	804 Antler Ct.	11-17-24
Cheryl Herbe	804 Antler Ct.	11-17-24
Mayleen Zettlerand	808 Antler Ct.	11/17/24
Tracy G...s	808 Antler Ct.	11/17/24
Debra Krehl	512 Bear Run	11/17/24
Will D. D...	317 Fallow Ct	11/17/2024
Jack Gillings	428 Bear Run	11-17-2024
Donny Light	428 Bear Run	11-17-2024
Mary Collins	420 Bear Run	11-17-2024
AA	416 Bear Run	11/17/24

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Name	Address	Date
Dottie Davies	321 Sambar Ct.	11-17-24
William Davis	321 Sambar Ct.	11-17-24
Johanne Solomon	308 Sambar Ct	11-17-24
RE [Signature]	800 CARIBOU CT	11-17-24
Mrs Butler	816 Caribou Ct	11-17-24
Shane Burr	821 Caribou Ct	11-17-24
Debra D. Lynam	817 Caribou Ct	11-17-24
Daisy L. Lynam POA	817 Caribou Ct.	11-17-24
Gray Newton	801 Caribou Ct	11-17-24
Doug Newton	801 Caribou Ct.	11-17-24
Jarvis [Signature]	2005 Park Ave	11/17/24
Dan [Signature]	1905 Park Ave	11/17/24
Mike [Signature]	2005 WILSHIRE	11-17-24
Mary [Signature]	2109 WILSHIRE DR.	11-17-24
Pamela S. Brookhart	2109 Wilshire Dr	11-17-24
Judy Secklider	2113 Wilshire	11-17-24
[Signature]	2233 W. [Signature]	11-17-24
Erin Ford	509 Bear Run	11-17-24
Sharon [Signature]	421 Bear Run	11-17-24
Nichelle Harbo	421 Bear Run	11-17-24
[Signature]	413 BEAR RUN	11-17-24
Angie Truitt	413 Bear Run	11-17-24

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Name	Address	Date
Theresa Edwards	412 Bear Run Piqua Oh 45356	11-17-24
Doug Stilwell	404 Bear Run Piqua Oh 45356	11-17-24
Steve Ennals	421 Deerwood Dr. Piqua Oh 45356	11-18-24
Chris Miller	405 Deerwood Dr Piqua Oh 45356	11-18-24
Karen Maxwell	508 Spotted Piqua, Oh 45356	11/18/24
Ryan KARN	525 SPOTTED TRAIL PIQUA OH 45356	11/18/24
Stephanie Wehrman	612 Bear Run Piqua OH 45356	11/18/24

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Name.

Address

Date

Craig West

425 Deerwood DR

11-18-24

Crystal Werst

425 Deerwood Dr.

11	18	24
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Carol Hunt

521 Spotted

11/18/24

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Name	Address	Date
Holly Davison	908 Lambert Drive	11-16-2024
David Davison	908 Lambert Drive	11-16-2024
Mark Runge	900 Red Deer Trail	11-16-2024
MICHELLE RUNGE	900 Red Deer Trail	11-16-24
Jane Rudd	1000 Lambert Dr	11-16-2024
Merry Unger	812 Lambert Dr.	11-16-2024
Terry Unger	812 Lambert Dr	11/16/24
Jessica Elliott	808 Lambert Dr.	11/16/24
Daniel Reed	804 Lambert Dr.	11/16/24
Richard Kries	805 Lambert DR	11/16-24
Norma Kries	805 Lambert Dr	11-16-24
Brittany DeBrosse	2113 Fawn Ct	11-16-24
James Peterson	2105 Fawn Ct.	11-18-24
Ashley Peterson	2105 Fawn Ct.	11-18-24
Dawn Casto	2112 Fawn Ct.	11-18-24
Abigail Casto	2112 Fawn Ct	11-18-24
Godi McGraw	800 Lambert	11-18-24
John P. Miller	800 Lambert	11-18-24
Pringle Sir	904 Lambert Dr.	11-18-24
[Signature]	904 Lambert Dr	11-18-24

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Name	Address	Date
BOB & GINA GRIFFSDORN	908 RED DEER TRL	11/16
MIKE & KRIS GUSMAN	905 Red Deer Trail	11/16
Mark & Linda Johnson	904 Red Deer Trail	11/16
EDGAR WRIGHT	901 RED DEER TR Piqua OH	11/16
Shawn & Vanessa	909 Red Deer Tr Piqua OH	11/16
Jim & Nicole Gambill	912 Red Deer Trl	11/17
Chelsea & Matt Peady	916 Red Deer Trail	11/17
Judith Williams	917 Red Deer Trail	11-17
Chasity Bachmann	913 Red Deer Trail	11-17

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Address

Name

Jim Olsenec	2313 Whitetail Lane	17 Nov 24
Amanda Brown	2304 Whitetail Lane	11/17/24
Dustin Brown	2304 Whitetail Lane	11/17/24
Mark Ritter	2308 Whitetail Lane	11/17/24
Ashley Ritter	2308 Whitetail Lane	11/17/24
Deanna Rebeck	2317 Whitetail Lane	11/17/24
CHAD BAUGH	2316 WHITETAIL LANE	11/17/24
Suzanne Baugh	2316 White tail Lane	11/17/24
Matt Poeppelman	2320 Whitetail Ln	11/17/24
ELISHA PRICE	2332 WHITETAIL LN	11/17/24
Katie Poeppelman	2320 whitetail lane	11-17-24
Jennifer Palmer	2400 whitetail lane	11-18-24
Edward Palmer	2400 whitetail Lane	11-18-24

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Name	Address	Date
Brody Matise	15 Osprey Ct	11/17/24
Angie Matise	15 Osprey Ct	11/17/24
Margaret Glass-Pereira	2 Falcons Nest Ct	11/17/24
Louis Pereira	2 Falcons Nest Ct	11/17/24
Lynn Redinbo	2 Gleneagle Court	11/17/24
Brad Schock	1 Gleneagle Ct.	11/17/24
Deb Schock	" " "	11/17/24
Larry Danner	10 Gleneagle Ct	11/17/24
Joe M. Munn	6 Eagles Way	11-17-24
Gay Harrod	1031 Westview Dr.	11-17-24
Dick Harrod	1031 Westview Dr.	11-17-24
Emily Ann Ashton	1 Coronada Ct.	11-17-24
Ysa Ashten	1 Coronada Ct.	11-17-24
Rita Breakey	2 CRANFAR CT.	11-17-24
Lindsey Davis	2104 Eagles Lake Dr	11-18-24
Loyal Davis	2104 Eagles Lake Dr.	11-18-24
St. Kahan	2108 Eagles Lake Dr.	11-18-24
Melody Richardson	2108 Eagles Lake Dr.	11-18-24
Kyle Godwin	2108 Eagles Lake Dr.	11/18/24
Melvin Jendrlicher	2108 Eagles Lake Dr.	11/18/24
Peggy Jendrlicher	2108 Eagles Lake Dr.	
Joe Magan	2201 EAGLES LAKE DR.	
Carolyn Magan	2201 EAGLES LAKE	

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Name	Address	Date
Deanna Duffey	6 Osprey Ct Piqua OH	11-18-24
Jon Duffey	6 Osprey Ct Piqua OH	11-18-24
MPA Caulfield	39 Osprey Ct Piqua OH	11-18-24
Lynette Caulfield	39 Osprey Ct Piqua OH	11-18-24
Mark John	14 Kestrel Ct	11-18-24
Shannon Hammer	14 Kestrel Ct	11-18-24
KRISTY BERNARD	20 Kestrel Ct	18 Nov 24
DAN SULLIVAN	24 Kestrel Ct	18 Nov 24
Katie Maxwell	30 Kestrel Ct	11-18-24
Josh Maxwell	30 Kestrel Ct	11-18-24
Carol S. Van Culin	40 Kestrel Ct	11-18-24
Brian Van Culin	40 Kestrel Ct	11-18-24
Keith and Erin Thomas	35 Kestrel Ct	11-18-24
Amy Allen	25 Kestrel Ct	11/18/24
Nancy Allen	25 Kestrel Ct	11/18/24
Risa Breetz	19 Kestrel Ct	11/18/24
Mark	15 Kestrel Ct	11/18/24
Megan Van	15 Kestrel Ct	11/18/24
Alyssa D. Goedde	9 Kestrel Ct	11/18/24
Justin Nichols	1 Kestrel Ct	11-18-24
Douglas L. Lathan	15 Peregrine Place	11-18-24
Doreen Lathan	15 Peregrine Place	11-18-24

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Name	Address	Date
Catm Olay	14 Greenbriar Ct	11/17/24
Ra G	"	"
Sherry Evans	10 GREENBRIAR CT	11/17/24
Sherry Evans	10 Greenbriar Ct	11/17/24
Whitney Evans	10 Greenbriar Ct	11/17/24
Lucia Peterson	13 Greenbriar Ct	11/17/24
Lucia Peterson	13 Greenbriar Ct	11/17/24
Ben Peterson	2 Golden Eagle Ct.	11/17/24
Scott Raso	5 Greenbriar Ct	11-17-24
Julie Raso	5 Greenbriar Ct	11-17-24
Joan Hest	2204 Eagles Lake Dr	11-17-24
Rainey Hest	2205 Eagles Lake Dr	11-17-24
Daniel Hest	2205 EAGLES LAKE DR	11-17-24
Bruce Hest	2200 Eagles Lake Dr.	11/17/24
Dwayne A. Hest	2205 Eagles Lake Dr	11-17-24
Yvonne W. Hest	1016 Westview Dr.	11-17-24
Donald M. Hest	"	11-17-24
Paula Hest	1012 Westview Dr	11-17-24
William C. Hest	1012 Westview Dr	11-17-24
Mark Hest	6 GREENBRIAR CT	11.17.24
Melissa Hest	1008 Westview Dr.	11-17-2024
Ben Boyer	1008 Westview Drive	11-17-2024
Gail Breusch	6 Greenbriar Ct	11-12-2024

**Petition of Concern to the Mayor of Piqua from the Deerfield/Eagles Nest Community
over the Proposed Development by D.R. Horton & Rob Smith (owner: Craycon Homes Inc.)**

We, the undersigned citizens of this great city and residents of the Deerfield and Eagles Nest neighborhoods, share common concerns with the D.R. Horton housing project. We kindly urge you to consider our petition and take necessary steps to leave intact the RE-10 zoning on land adjacent to the Deerfield and Eagles Nest subdivisions. We, the citizens of Piqua, request input on any further discussions of adding multifamily dwellings to the D.R. Horton project. We believe a senior housing component is a desperate need for said project. We believe that your commitment when running for office is to provide exceptional representation to the residents. Your representation should align with the residents' desire for a great neighborhood experience on any future development proposals.

Name	Address	Date
Kita Shcraft	7 Golden Eagle Ct	11-17-24
Jon Stevens	2 Coronado Ct	11-17-24
Tim Reed	6 Coronado Ct.	11-17-24
Craig Shcraft	7 Golden Eagle	11-17-24
[Signature]	1910 Eagles Lake Dr	11-17-24
Larry Harts	1016 Colleen Dr	11-17-24
Dianne Hart	1016 Colleen Dr.	11-17-24
Andrea Angeli	1013 Colleen Dr.	11-17-24
Kelly R. Hall	1017 Colleen Dr	11-17-24
William J. [Signature]	10 PEREGRINE	11-17-24
Ramon Swingle	14 Peregrine Place	11-17-24
Eric S. Swingle	14 Peregrine Place	11-17-24
Debra Diapp	5 Eagles Way	11-17-24
[Signature]	2 Osprey Ct	11-17-24
Mal A. Mill	2 Osprey Ct.	11-17-24
Adam Crissom	14 Osprey Ct.	11-17-24
Ben. Filer	20 Osprey Ct.	11-17-24
Amanda Riley	40 Osprey Ct.	11-17-24
Jeremy Riley	40 Osprey Ct	11-17-24
Karen Walter	29 Osprey Ct	11-17-24
Andrew N. [Signature]	29 Osprey Ct	11-17-24
Leah Byrum	19 Osprey Ct	11-17-24
Steve Margrae	9 OSPREY CT	11/17-24

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Name	Address	Date
Thomas Manser	6 Eagles Way	11-17-24
James McPherson	5 Coronado Ct	11-17-24
Rock Borenstein	14 Coronado Ct	11-17-24
Milwartz	1 Golden Eagle Ct	11-17-24
Laron Smart	1 Golden Eagle Ct	11-17-24
Dianne Bunn	1701 Eagle Lake Dr	11-17-24
Marcea Russell	1012 Colleen Dr	11-17-24
Al K. R.	1012 Colleen Dr	11/17/2024
Ed Tillo	1008 Colleen Dr.	11/17/24
Brenda J Hill	1009 Colleen Dr	11-17-24
Sam Hill	1009 Colleen Dr	11-17-24
Karen Donohue	1 Peregrine Dr.	11-17-24
Joe L...	1 Peregrine Dr	11-17-24
Wayne E Doney	5 Peregrine Place	11-17-24
Stephanie R. Doney	5 Peregrine Place	11-17-24
Mildred A. Heater	1824 Eagle Lake Dr	11-17-24
Robert Heater	1824 Eagle Lake Dr	11/17/24
Ray Lilly Jr	1 Eagles Way	11-17-24
April Scoopes	9 Eagles Way	11-17-24
Patrick Kops	9 Eagles Way	11-17-24
Wendy Castaldo	10 Osprey Ct.	11-17-24
Betty H. O'Brien	24 Osprey Ct	11-17-24
Lavin Etherington	35 Osprey Ct	11-17-24

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Name	Address	Date
Maggie Brookhart	1009 WESTVIEW	NOV. 17, 2024
Judy Brookhart	1009 Westview	11-17-24
Michelle Sorgen	1015 Westview DR	Nov 17, 2024
Marcy Kuhn	" "	" "
BARRY GERINCO	1019 WESTVIEW DR	11/17/24
Cynthia Bertner	" " "	11/17/24
Shawn Bert	1023 Westview DR	11/18/24
Jim Riney	9 CEDARDALE CT.	11-18-24
Ed Riney	" "	" "
Matt Drapp	5 Eagles way	11-18-24
SUE SCHLEGEL	9 FALLONS NEST	11/18/24

**Petition of Concern to the Mayor of Piqua from the Deerfield/Eagles Nest Community
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Name	Address	Date
Marilyn Carey	19 Peregrine Pl.	11-19-24
Sally E Banks	1 OSPREY CT.	11-19-24
Wendy M Banks	1 Osprey Ct	11-19-24
Debra	9 Kestrel Ct	11-19-24

**Petition of Concern to the Mayor of Piqua from the Deerfield/Eagles Nest Community
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Name	Address	Date
Rob Ventura	1 GLEN EAGLE CT.	11-17-24
Joe Ventura	1 Gleneagle Ct.	11-17-24
Sue Kennison	2 RESTRICKT.	11-17-24
Russell & Paul	15 Glen Eagle	11/17/24
Michael Cox	9 GLEN EAGLE CT	11/17/24
Andrew Cox	9 Gleneagle Ct.	11/17/24
Barb Poltschneider	2 Golden Eagle Ct.	11/17/24
DeLysa Foyt	6 Golden Eagle Ct	11/17/24
Mary E Foyt	6 GOLDEN EAGLE CT	11/17/24
Dawn Jackson	Dawn Jackson Gross 2101 Eagles Lake Ct	11/17/24
Tom Gross	2101 Eagles Lake Ct	11/17/24
Patricia Tom	1000 N. Sunset Dr.	11/19/24
Chantye Tom	1000 N. SUNSET DR.	11-19-24
Steph Friend	1020 N SUNSET DR.	11-19-24
Deb Friend	" "	" "
Tom Jessup	1000 N SUNSET	11-19-24
Tom Shipman	1140 N. Sunset Dr.	11/19/24
Mark Ashton	1 coronada	11/18/24
Cheryl Kirkues	2109 Eagles Lake	11/19/24
Katie Hamilton	2109 Eagles Lake	11/19/24

City of
PIQUA COMMISSION AGENDA
 STAFF REPORT

F.1.

MEETING DATE	November 21, 2024		
REPORT TITLE	<u>Resolution No. R-128-24</u> A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518		
SUBMITTED BY	Kyle Hinkelman , Director Community Services		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	This is a continuation of the development request made by DR Horton to complete the Deerfield subdivision. See attached Staff Report for updated materials.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:		
	Expenditure \$:		
	Source of Funds:		
	Narrative:		
ATTACHMENTS	1. Deerfield - SR - PACKET - 11.21.2024		

Resolution No. R-128-24

A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518

WHEREAS, pursuant to the City of Piqua Code of Ordinances Title XV: Development Code, the City Commission has final authority to review and decide on applications for preliminary plans / plats; and

WHEREAS, the Planning Commission met on October 8, 2024 in a public forum and heard PC 23-24, reviewed submitted materials, took public comment on the case, and rendered a recommendation; and

WHEREAS, the Planning Commission voted 5-0 to recommend approval of PC 23-24, a resolution to consider a preliminary replat of parcels N44-076518 and N44-077518.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: This Commission hereby take the action necessary to authorize and approve the preliminary plat of parcels N44-076518 and N44-077518, as shown in Exhibit A attached hereto.
- SEC. 2: The City Manager shall cause the preliminary plat and all appropriate and necessary legal instruments supporting such actions to be properly recorded.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.



KRIS LEE, MAYOR

PASSED: 11-21-2024

ATTEST: Diana Tanplen
CLERK OF COMMISSION

Comm Hohman

Comm VETTER

The Motion to adopt the foregoing Resolution was offered by ~~None~~, seconded by ~~None~~, and on roll call the following vote ensued:

Mayor Kris Lee

Commissioner Jim Vetter

Commissioner Paul Simmons

Commissioner Thomas Hohman

Commissioner Frank DeBrosse

Yah
Yah
Nay
Yah
Nay

UPDATE

City Commission

Date: November 18, 2024
Re: PC 23-24 – Preliminary Replat – N44-076518 & N44-077518
PC 24-24 – Zoning Designation – N44-076518 & N44-077518

Applicant: D.R. Horton, Rob Smith
Owner: Craycon Homes Inc.

Address: Piqua Clayton Road / Spotted Doe TL
Parcel #: N44-076518 & N44-077518

Zoning: Current: RE-10 – Residential Estate 10,000 SF

Request: The applicant is seeking a preliminary replat of two parcels — one measuring 60.94 acres and the other 22.72 acres — along with a zoning designation change from RE-10 to RE-6 (Residential Estate 6,000 SF) for single-family homes, as well as S-RM (Suburban Residential Multi-Unit) for multi-unit living.

Updates:

The City Commission tabled PC23-24 and PC24-24 to November 21, 2024. During the public comment portion of the meeting, the City Commission requested that the developer consider four items to modify on the plans. Those items were:

1. Keep existing tree lines where possible;
2. Keep some buffer lots between developments;
3. Confirm retention ponds are appropriate and meet EPA requirements; and
4. Keep parking on both sides of the streets.

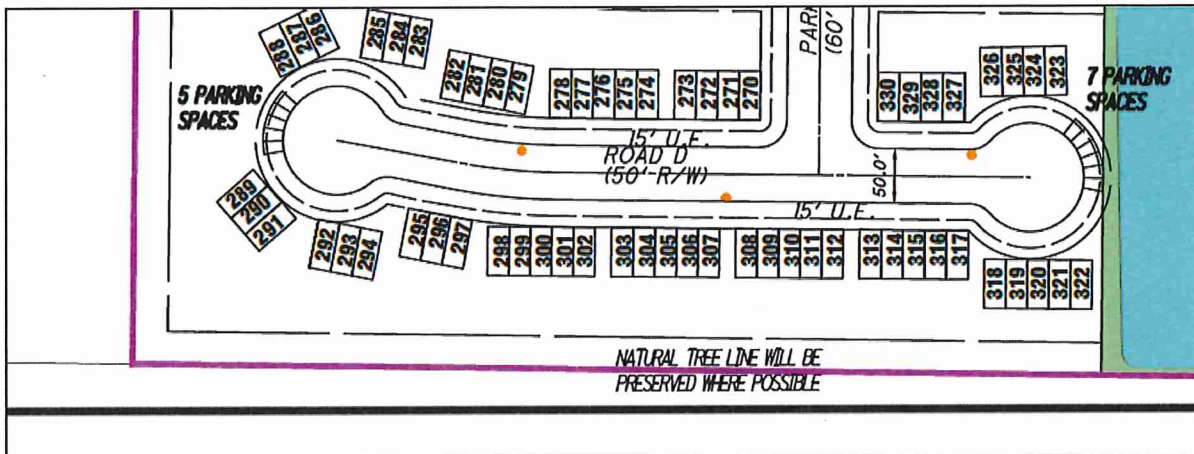
The Developer provided an updated plan for consideration on November 5, 2024. Community Services Staff has reviewed the modified plan and has received comments from other Departments. Regarding the 4 items noted, details are noted on the following pages. Additional comments, discussion, and information are also provided.

It is also important to note that the plans were sent to the City of Piqua Police Chief and Fire Chief for their review and comment which is also noted. Additionally, Staff has provided answers to common questions that have been asked since the last Commission meeting.

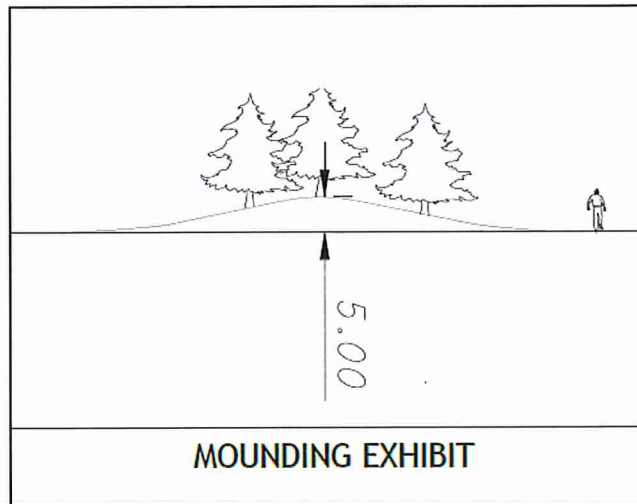
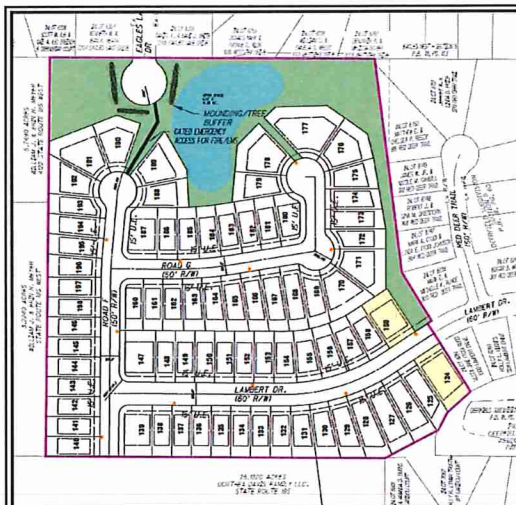
UPDATE

Request #1 – Keep Existing Tree Lines where possible

The developer has provided a note on the new plan sets that reflect “Natural Tree line will be preserved where possible”. This is noted on the western edge of the property specifically, where it is also noticeable that the developer has moved the ponds to the east to accommodate potentially protecting tree lines near the ponds as well.



In Phase 5, the developer is now showing a large buffer area between the homes on Red Deer Trail and the new Road 'G'. This buffer includes a five (5) foot mound with trees on top. The noted green area also is preserved, which would likely allow for some of the existing tree buffer in this area to be preserved.

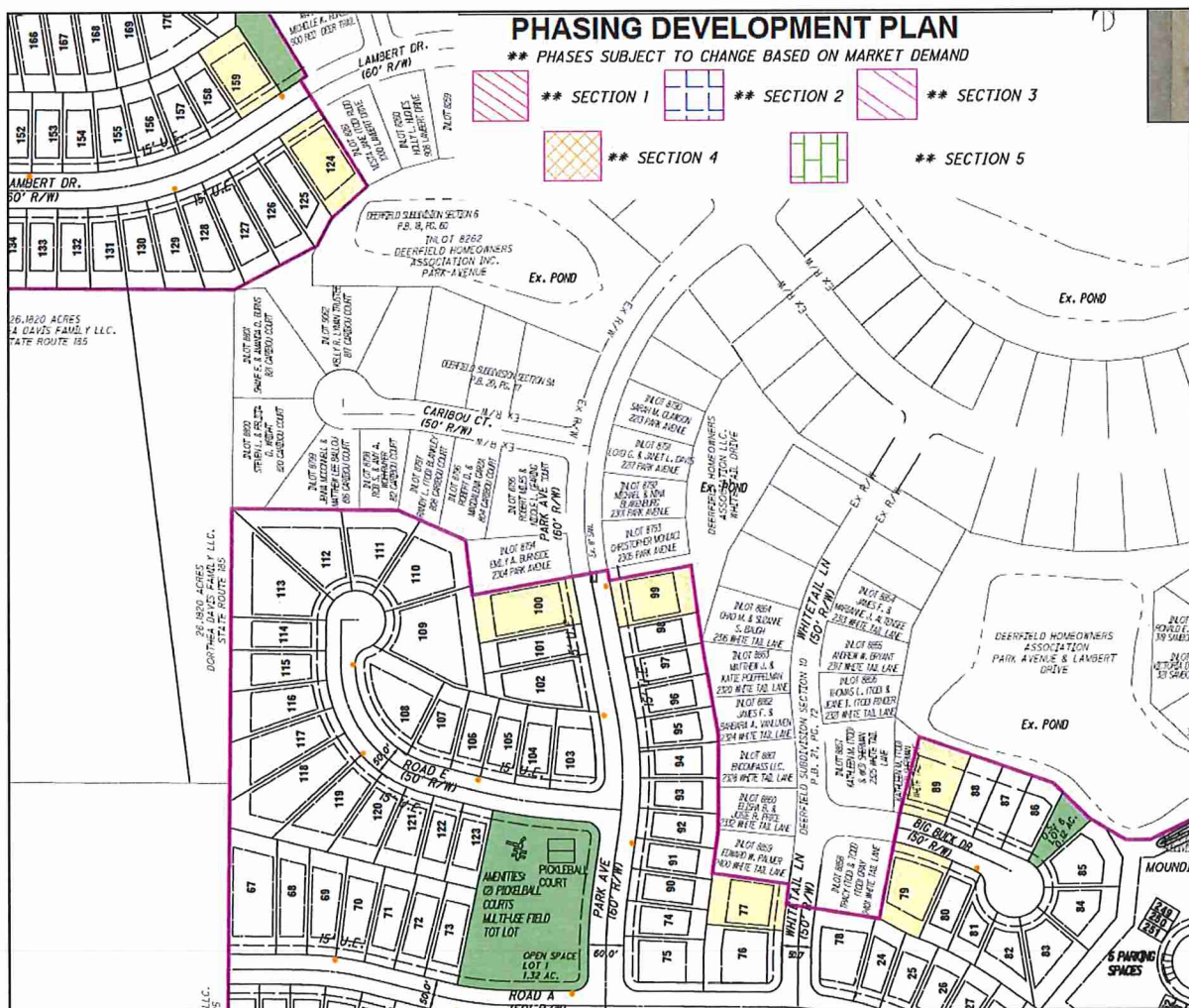


UPDATE

Request #2 – Keep some buffer lots between developments

The developer has highlighted in yellow seven (7) lots within the development that act as “buffer” lots. Those lots are labeled Lot 124, 159, 100, 99, 77, 79, and 89 in the proposed plans. These lots are roughly 80’ feet wide, which is similar to adjacent properties, and would meet the RE-10 standard lot sizes (10,000 square feet). This buffer also provides the residents who bought a house in the existing Deerfield the ability to have a property next to them that is similar in lot size and density.

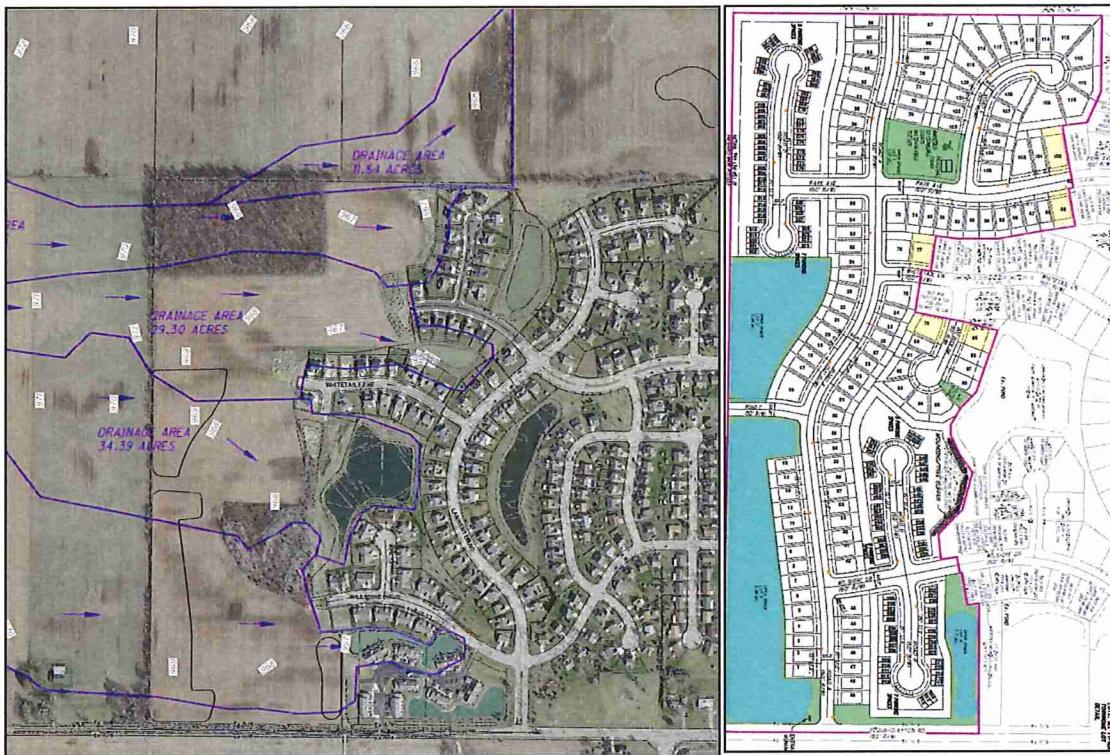
By adding these buffer lots, the developer is noting that they now are requesting 198 single-family homes, and 132 townhomes, a reduction of three (3) single-family lots from their original plan, and 17 more than the original Deerfield approval from 2003.



UPDATE

Request #3 – Confirm Retention Ponds are meeting EPA Requirements

Generally, stormwater detention is reviewed as part of the Final Development Plan / Plat process, which includes fully engineered plan sets which reflect EPA requirements. It is important to note that the existing conditions, where water is running off the fields from the west unabated, would be stopped by this new development and would be caught by the large ponds shown on the western side of the proposed development.



Due to the questions asked at the City Commission meeting regarding water runoff, and the requirements that must be met by the developer by EPA, the developer provided the following information within their resubmission:

“The stormwater management system being proposed for the Deerfield Subdivision in the City of Piqua will be developed to treat both water quantity and quality. To treat for both water quantity and quality, both the City of Piqua Storm Drainage standards (Section 600 of the City of Piqua Design Criteria) and the OEPA Construction General Permit, OHC000006, will be followed. For water quantity design, City of Piqua standards require that all proposed developments that increase the amount of impervious area provide stormwater management systems that can detain up to the 100-year storm, while releasing the stormwater per the Critical Storm method as it is spelled out in their regulations. All off-site stormwater must also be accounted for and released at a rate no

UPDATE

greater than it was being released prior to the development. For water quality, OEPA standards require that stormwater management systems (retention basins in this case) detain the water quality volume produced by a 0.9" event and release it over a minimum of 24 hours. This helps to settle out any sediment and pollutants that outlet into the basins from the development. Equations 1 and 2 within Part III.G.2.e.iv of the OEPA permit show how to calculate the required water quality volume to be treated based on the proposed impervious area within the development. These calculations will be submitted for review as part of the construction plans for each phase and will be approved by the City for compliance with the regulations.

In addition to the above technical explanation, here are some numbers to show the percentage of our site taken up by stormwater management areas compared to the surrounding existing developments. As you can see, a much larger percentage of our acreage is used up by the ponds so that we can hold all of the water back effectively. This isn't something we can skip on. Not sure if this helps but I thought it was a simple way to show this.

Existing Deerfield:

Total Area = 114.5 Acres

Total Pond Areas = 8.1 Acres

7.1% of the total area is pond area

Eagle's Nest:

Total Area = 74.6 Acres

Total Pond Area = 2.22 Acres

3.0% of total area is pond area

Proposed Deerfield:

Total Area = 83.7 Acres

Total Pond Areas = 7.6 Acres

9% of total area will be pond area

UPDATE

Request #4 – Keep Parking on Both Sides of Street

ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LAWN	ON STREET PARKING
ROADS A, C, E, G, F	50'	31'	5'	4.5'	BOTH SIDES
ROAD B, ROAD D	50'	27'	5'	6.5'	NONE
LAMBERT DRIVE, WILSHIRE DRIVE	60'	31'	5'	9.5'	BOTH SIDES
WHITETAIL LANE, BIG BUCK DRIVE	50'	31'	5'	4.5'	BOTH SIDES
PARK AVE (TIE IN TO ROAD E)	60'	37'	5'	6.5'	BOTH SIDES
PARK AVE (ROAD E TO ROAD D)	60'	31'	5'	4.5'	BOTH SIDES

The developer has updated their plans to show parking on both sides of the proposed streets for all but the townhome roadways, which are limited due to curb cuts. The developer has also increased the width of the roadways from 28' b/b curb to 31' b/b curb, which is the City standard. The developer has also widened roadways B&D, the townhome cul-de-sacs, from 24' to 27'. These roadways cannot have parking on them

The new roadway designs are similar to existing roadways near and within Deerfield like Whitetail, Bear Run, Deerwood, and Spotted Doe.



UPDATE

Additional Comments / Notes

After reviewing the modified plans, Staff has additional comments that need to be noted, although generally these comments would be noted during the Final Development Plat/Plan process, due to the interest and concern in the case, Staff felt it was important to make these notes now.

- **Street Lighting** – The developer is required to provide materials and conduit per City of Piqua specifications. The City will provide transform pads and secondary boxes, but will be installed/set by the developer. The City will run all underground power lines and transformers. The City will provide the street lights.
- **Fire Access** – Since the developer is proposing the two cul-de-sac solution for Eagle's Lake Drive, there will need to be a fire access provided per the Fire Code. The developer has updated their plans to reflect this requirement.
- **Utility Easements** – Access / Utility easements will be required to allow access to Lot 4, Lot 6, Open Space south of Lot 6, Open Space east of Lot 248, and Lot 99. More discussions on the final easements will be required prior to final plat approval.

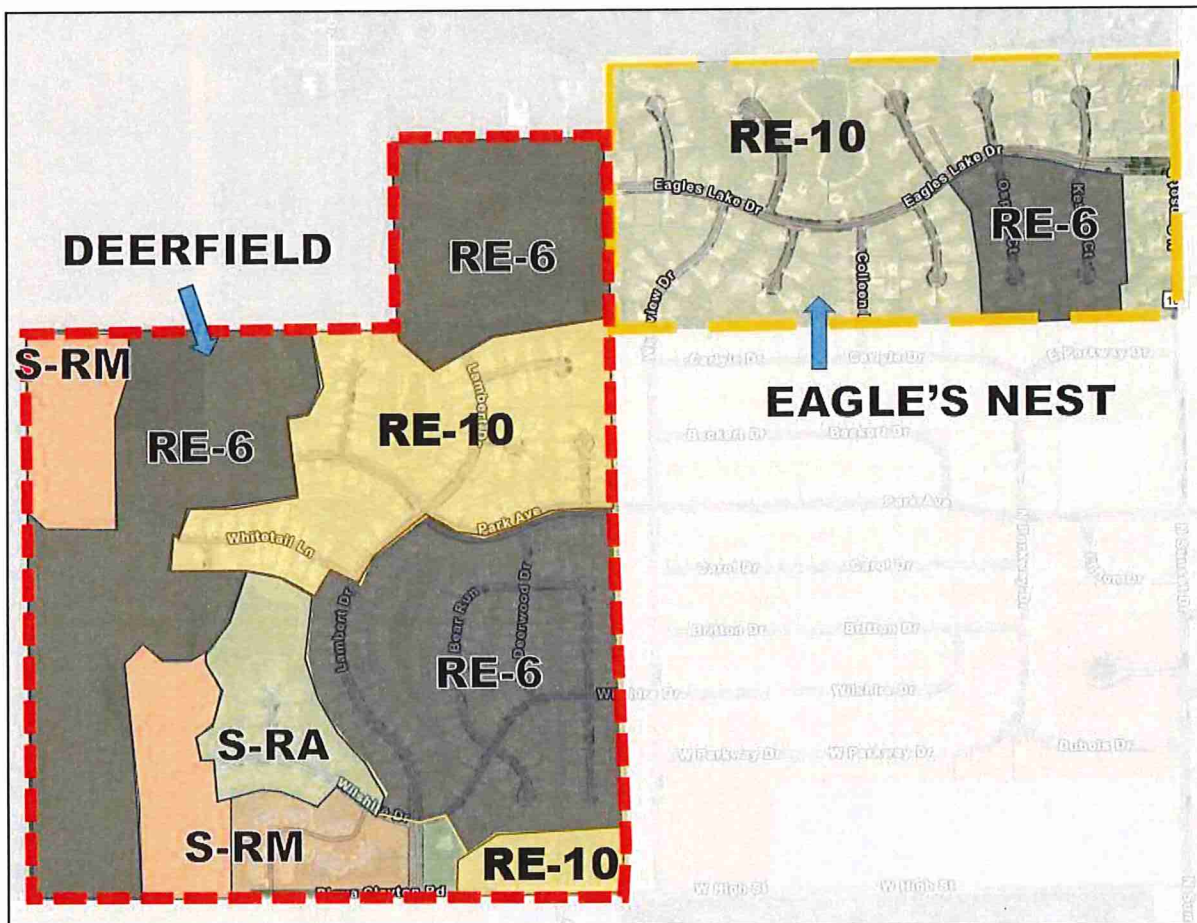
Answers to Questions / Comments

Staff provided answers to the most common questions noted prior to the City Commission meeting on October 15th. Those questions were regarding the timing of the development, the value of the homes and impact on surrounding home values, and ability to service the development with city services (i.e. police / fire) and schools. Since those questions were answered at the City Commission meeting, Staff will reference those answer which are available within the City Commission packet and on the PowerPoint provided for that meeting. Additional questions that have been asked since the meeting with answers are below.

- **Zoning should be RE-10 and not RE-6.**
 - Staff continues to note that the market dictates the size and price of homes, but did review the existing zoning classifications within Deerfield for better understanding.
 - That review reflects the existing Deerfield subdivision (293 parcels) and the proposed completion of Deerfield (330 housing units).
 - Existing Deerfield Subdivision
 - When reviewing the existing development and the share of RE-6 and RE-10 properties (226 total units), the zoning break down is 136 – RE-6 (60%), 90 – RE-10 (40%).
 - Completion of Deerfield Proposal

UPDATE

- When adding the additional lots, the total number of RE-10 and RE-6 moves up to 424 lots and the breakdown moves to 79% RE-6, with 21% of RE-10.
- It is also important to note that RE-6 properties within the existing Deerfield and within Eagle's Nest reflect no negative property values on the adjacent RE-10 properties.
- The mix of zoning districts within Deerfield is a reflection of the market meeting the demand of the City of Piqua – which is multiple housing types and sizes throughout the community.



UPDATE

- **Property Values should be considered in the area around the development, not just within the City of Piqua.**
 - Staff selected two areas within Deerfield that are nearest to the proposed development (Caribou Court and White Tail Lane) and reviewed the appraised and last sale values of all homes on those streets. Staff then added an inflation factor to each last sale property to get an estimated market value for 2024.
 - Homes on Caribou Court (12) have an average Appraised Value from Miami County in 2024 of \$232,600. The average estimated Market Value is \$275,477.
 - Homes on White Tail Lane (16) have an average Appraised Value from Miami County in 2024 of \$245,712. The average estimated Market Value is \$302,858.
- **We should be striving to be an upper-class community, like Centerville or Mason, and this development will impact property values negatively. The City of Piqua should require more expensive homes or larger lots, etc.**
 - The City of Piqua is certainly striving to be a great community, and our Staff work hard to make it one every day. Those are wonderful communities, but they have different markets than Piqua does.
 - We continually work to attract home builders and homeowners who wish to build larger and more expensive homes. We do not have a strong market for those homes, as we have had lots available for many years and have not see them sold or built on.
 - The City can have it both ways though. The City can provide the desired homes that people are asking for today – 1,200-2,600 s.f. homes and 1,400-1,600 s.f. townhomes AND allow for future developers who want to build more expensive homes the ability to do that as well. If a developer was interested in building custom homes, or larger lot homes, we would certainly welcome their interest in our community.
 - The City of Piqua is growing and changing for the better each year. We continue to reinvest in our community and build unique places for people to want to be in. We understand that this means we need more housing to allow for people to join our community and eat at our new restaurants, shop at our new stores, and work at our new jobs.
- **A development like this will increase crime in the community.**
 - Our Staff have not seen any crime data that reflects a negative impact on communities where homes at this price point were put in. The developer has built or is currently building in New Carlisle, Troy, Englewood, Eaton,

UPDATE

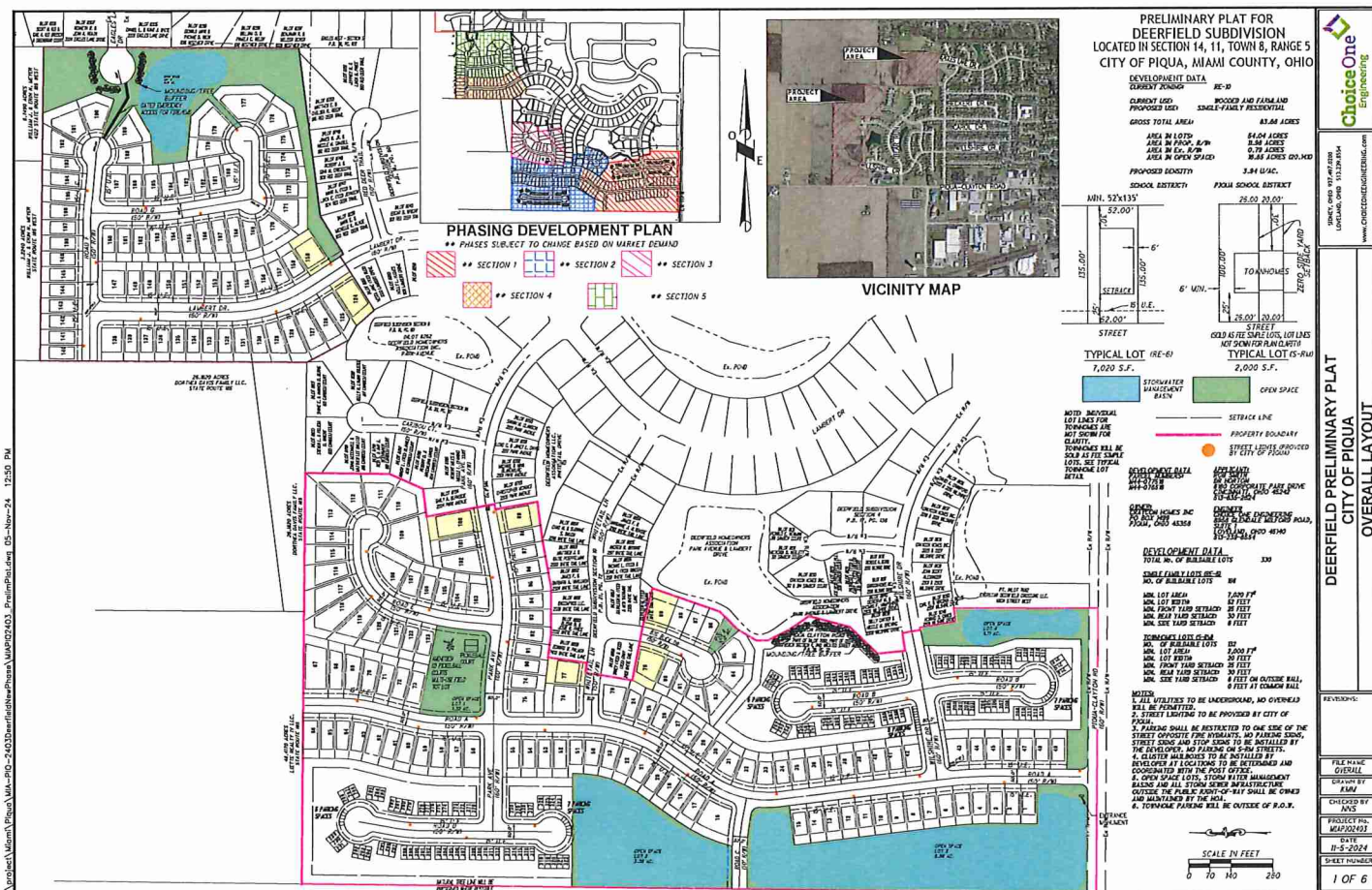
Oxford, Xenia and others in Ohio without a noted increase in crime in those communities due to the development of homes.

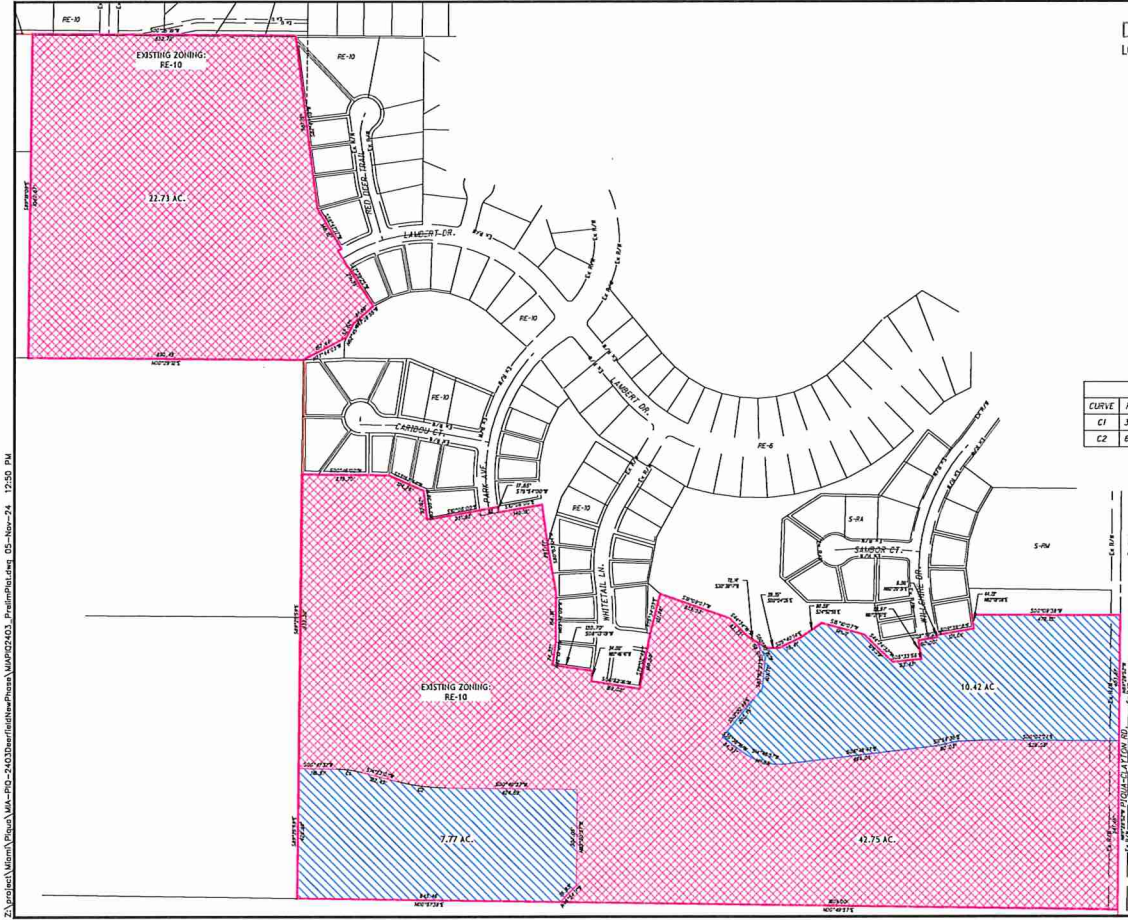
- Our Police Department is appropriately staffed and has an ability to meet the demands of additional residential properties. Our Police Chief has reviewed the plans and noted that he does not have any concerns about managing any service calls from the additional residential homes.
- **The city should be focusing on job creation and bringing in business before residential.**
 - What most communities are seeing is competition to see who can actually fill the jobs those factories bring to a city. Now many businesses are only locating to communities that are growing and are able to accommodate the workforce they desire. This means that those communities that are building homes win out on getting certain development.
 - With that said, we are always working on also bringing in commercial development and industrial development to the community. A new residential subdivision will not only provide homes for people who want to live in Piqua, which there is a solid demand for now; but will show businesses that our community is growing and thriving.
- **The City should provide more notification for cases and provide a longer period of time for comment on cases.**
 - It is important to note that we met all requirements, but with that said, we have heard this concern and are looking at our policies and procedures, particularly when it comes to large and impactful cases, such as this.
 - We will have to find a balance between assuring that an applicant has a fair timeline for their potential approval and assuring that there is enough public notification. As noted in the City Commission meeting, Staff did do research on what other communities do, and feel it is important to reflect that research below, as our community is not unique in how we advertise for meetings such as this.

Communities	Distance Mailed	Agenda Posted how far ahead?	Time between deadline and meeting	What gets posted on the website?
Piqua	200 feet	1 week prior	4 weeks	Agenda, Staff Report, Packet
Centerville	500 feet	Friday prior	8 weeks	Agenda only
Fairborn	250 feet	Friday prior	4 weeks	Agenda, Staff Report, Packet
Greenville	200 feet	N/A	2 weeks	Agenda only

UPDATE

Huber Heights	200 feet	Friday prior	3 weeks	Agenda, Staff Report, Packet
Miamisburg	200 feet	5 days prior	4 weeks	Agenda only
Sidney	200 feet	Not posted	3 weeks	Nothing
Springfield	200 feet	Friday prior	3 weeks	Agenda, Staff Report, Packet
Springboro	300 feet	1 week prior	19 days	Agenda, Staff Report, Packet
Tipp City	200 feet	10 days prior	10 days	Agenda, Staff Report, Packet
Troy	250 feet	24 hours prior	4 weeks	Agenda, Staff Report, Packet
Urbana	200 feet	10 days prior	2 weeks	N/A
Vandalia	200 feet	Friday prior	25 days	Agenda, Staff Report, Packet
Xenia	300 feet	1 week prior	4 weeks	Agenda only





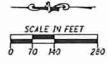
PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROPOSED ZONING LEGEND

S-B1

RE-10

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	335.00'	78.85'	13°29'10"	78.81'	N07°26'06"E
C2	665.00'	157.32'	13°33'18"	156.55'	S07°24'03"W



CHOICEONE
ENGINEERING

10000 N. HIGHWAY 100, SUITE 100
DAYTON, OHIO 45424-1000
WWW.CHOICEONEENGINEERING.COM

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
PROPOSED ZONING PLAN

REVISIONS:

FILE NAME: ZONING

DESIGNED BY: KLM

CHECKED BY: JMS

PROJECT FILE: M2015003

DATE: 11-5-2024

SHEET NUMBER: 2 OF 6

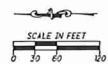
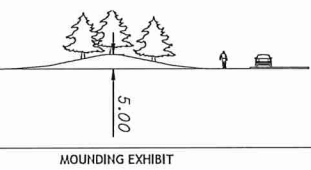
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PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

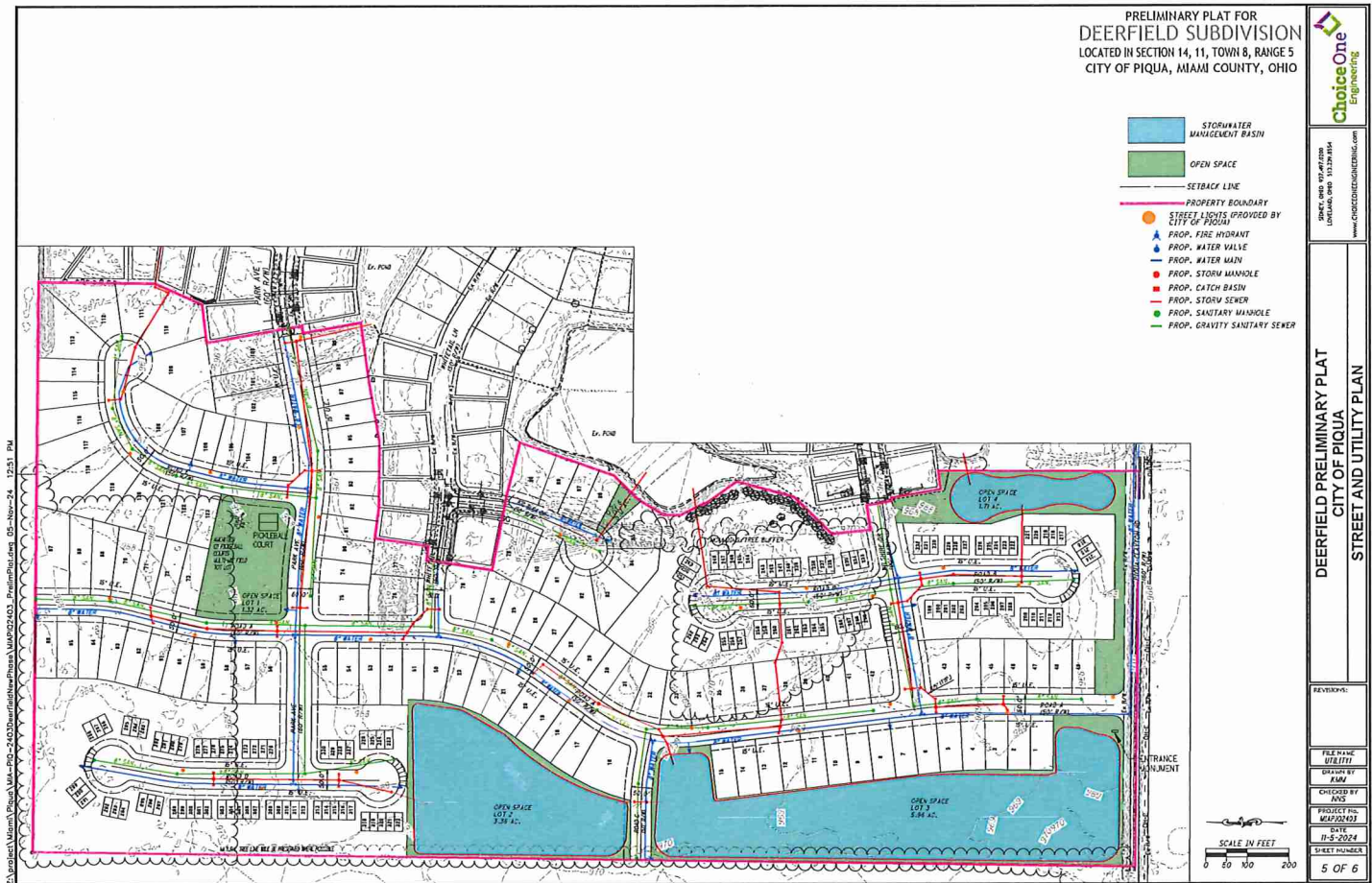
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- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)

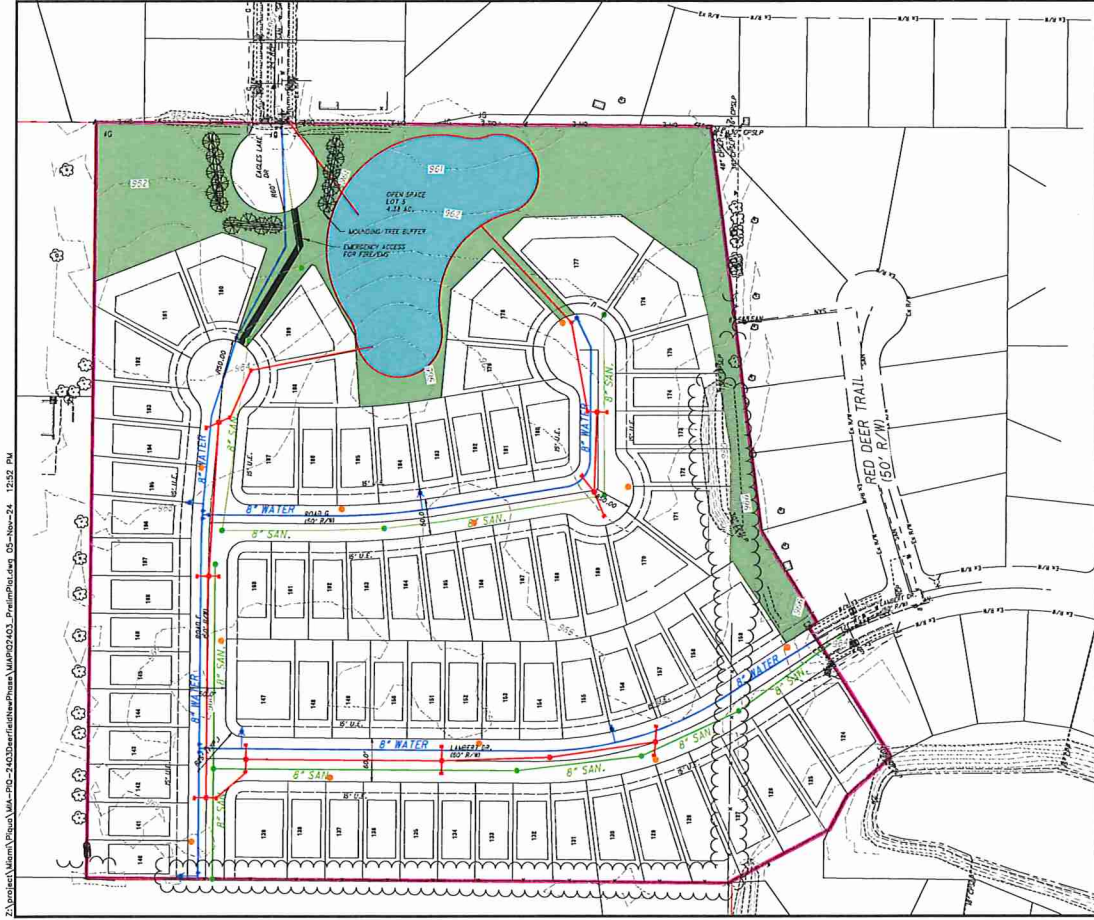


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Engineering

SHEET: 002 OF 024
DATE: 05-11-2024
DRAWN BY: JRM
CHECKED BY: JRM
PROJECT NO: MAP02403
REV: 11-5-2024
SHEET NUMBER: 3 OF 6

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
LOT LAYOUT-NORTHEAST SIDE

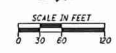




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PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

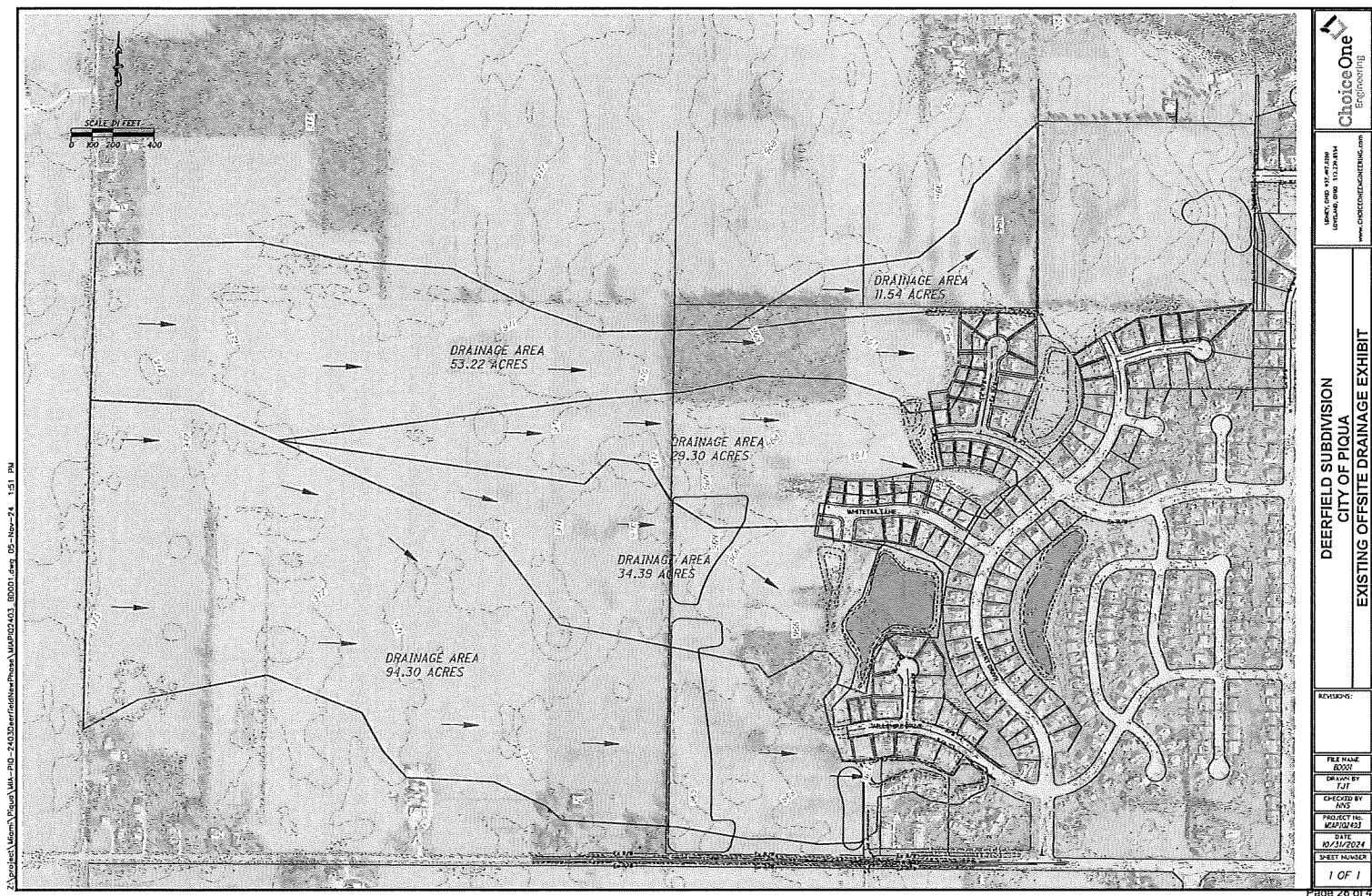
- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER



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10000 N. HIGHWAY 100, SUITE 100
PIQUA, OHIO 45359
WWW.CHOICEONEENGINEERING.COM

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN-NORTHEAST SIDE

REVISIONS:
FILE NAME
UTILITY
DESIGNED BY
KUM
CHECKED BY
AND
PROJECT NO.
MAP/PLAN
DATE
11-5-2024
SHEET NUMBER
6 OF 6



City of
PIQUA COMMISSION AGENDA
STAFF REPORT

F.2.

MEETING DATE	November 21, 2024		
REPORT TITLE	<u>Resolution No. R-129-24</u> A resolution authorizing an amendment to the Zoning Map to change the Zoning Designation of Parcels N44-076518 and N44-077518 from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit		
SUBMITTED BY	Community Services		
AGENDA CLASSIFICATION	Resolution		
BACKGROUND	Please see attached Staff Report.		
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted \$:		
	Expenditure \$:		
	Source of Funds:		
	Narrative:		
ATTACHMENTS	1. Staff Report Update - Deerfield (4)		

Resolution No. R-129-24

A resolution authorizing an amendment to the Zoning Map to change the Zoning Designation of Parcels N44-076518 and N44-077518 from RE-10 Residential Estate to RE-6 Residential Estate and S-RM Suburban Residential Multi-Unit

WHEREAS, the Planning Commission has studied the proposed amendment to the Zoning Map to change the zoning designation of parcels N44-076518 and N44-077518 from R-10 Residential Estate to R-6 Residential Estate and S-RM Suburban Residential Multi-Unit; and

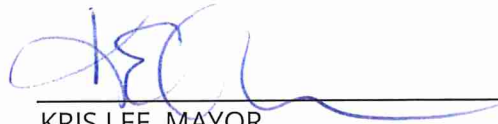
WHEREAS, the Planning Commission has conducted a public hearing and provided a resolution for consideration by the Piqua City Commission; and

WHEREAS, the Planning Commission voted 5-0 in recommending approval of PC 24-24, a Zoning Map Amendment; and

WHEREAS, the City of Piqua Code of Ordinances Title XV - Development Code requires the Commission to take action on zoning amendment recommendations received from the Planning Commission at their next regularly scheduled meeting.

NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

- SEC. 1: The Zoning Map Amendment reflected in Exhibit A, which includes parcels N44-076518 and N44-077518 is hereby approved.
- SEC. 2: The City Planner shall reflect the changes in Exhibit A in the Official City of Piqua Zoning Map.
- SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.


KRIS LEE, MAYOR

PASSED: 11-21-2024

ATTEST: Diana Tamplin
CLERK OF COMMISSION

Comm Hohman

Comm Vetter

The Motion to adopt the foregoing Resolution was offered by ~~None~~, seconded by None, and on roll call the following vote ensued:

Mayor Kris Lee	<u>Yah</u>
Commissioner Jim Vetter	<u>Yah</u>
Commissioner Paul Simmons	<u>Nay</u>
Commissioner Thomas Hohman	<u>Yah</u>
Commissioner Frank DeBrosse	<u>Nay</u>

UPDATE

City Commission

Date: November 18, 2024
Re: PC 23-24 – Preliminary Replat – N44-076518 & N44-077518
PC 24-24 – Zoning Designation – N44-076518 & N44-077518

Applicant: D.R. Horton, Rob Smith
Owner: Craycon Homes Inc.

Address: Piqua Clayton Road / Spotted Doe TL
Parcel #: N44-076518 & N44-077518

Zoning: Current: RE-10 – Residential Estate 10,000 SF

Request: The applicant is seeking a preliminary replat of two parcels — one measuring 60.94 acres and the other 22.72 acres — along with a zoning designation change from RE-10 to RE-6 (Residential Estate 6,000 SF) for single-family homes, as well as S-RM (Suburban Residential Multi-Unit) for multi-unit living.

Updates:

The City Commission tabled PC23-24 and PC24-24 to November 21, 2024. During the public comment portion of the meeting, the City Commission requested that the developer consider four items to modify on the plans. Those items were:

1. Keep existing tree lines where possible;
2. Keep some buffer lots between developments;
3. Confirm retention ponds are appropriate and meet EPA requirements; and
4. Keep parking on both sides of the streets.

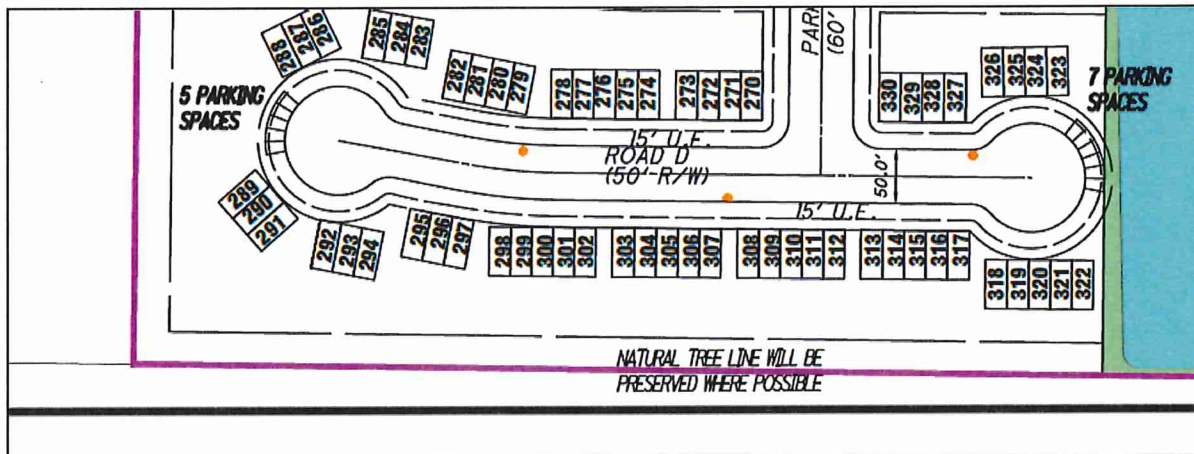
The Developer provided an updated plan for consideration on November 5, 2024. Community Services Staff has reviewed the modified plan and has received comments from other Departments. Regarding the 4 items noted, details are noted on the following pages. Additional comments, discussion, and information are also provided.

It is also important to note that the plans were sent to the City of Piqua Police Chief and Fire Chief for their review and comment which is also noted. Additionally, Staff has provided answers to common questions that have been asked since the last Commission meeting.

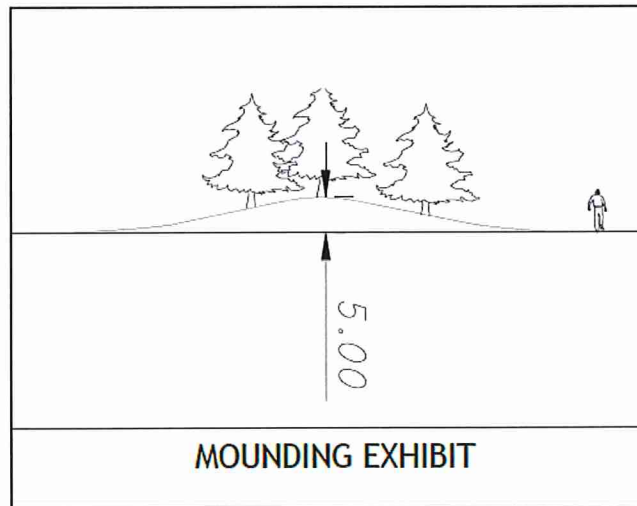
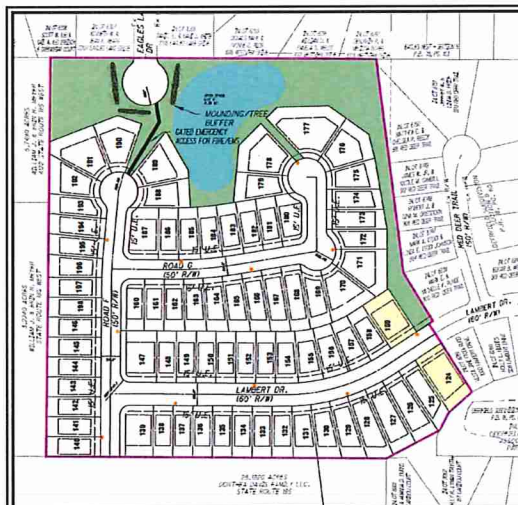
UPDATE

Request #1 – Keep Existing Tree Lines where possible

The developer has provided a note on the new plan sets that reflect “Natural Tree line will be preserved where possible”. This is noted on the western edge of the property specifically, where it is also noticeable that the developer has moved the ponds to the east to accommodate potentially protecting tree lines near the ponds as well.



In Phase 5, the developer is now showing a large buffer area between the homes on Red Deer Trail and the new Road 'G'. This buffer includes a five (5) foot mound with trees on top. The noted green area also is preserved, which would likely allow for some of the existing tree buffer in this area to be preserved.

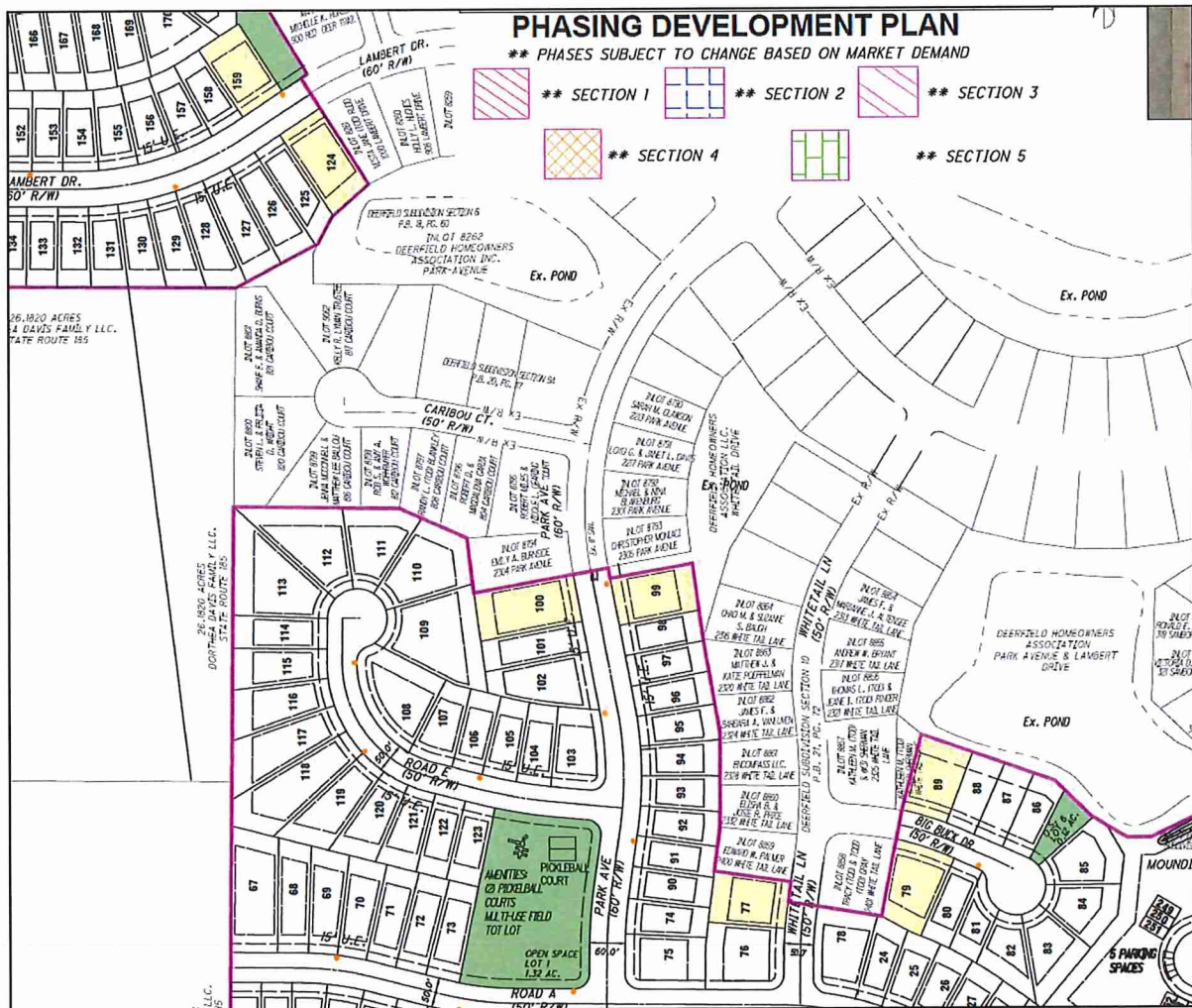


UPDATE

Request #2 – Keep some buffer lots between developments

The developer has highlighted in yellow seven (7) lots within the development that act as “buffer” lots. Those lots are labeled Lot 124, 159, 100, 99, 77, 79, and 89 in the proposed plans. These lots are roughly 80’ feet wide, which is similar to adjacent properties, and would meet the RE-10 standard lot sizes (10,000 square feet). This buffer also provides the residents who bought a house in the existing Deerfield the ability to have a property next to them that is similar in lot size and density.

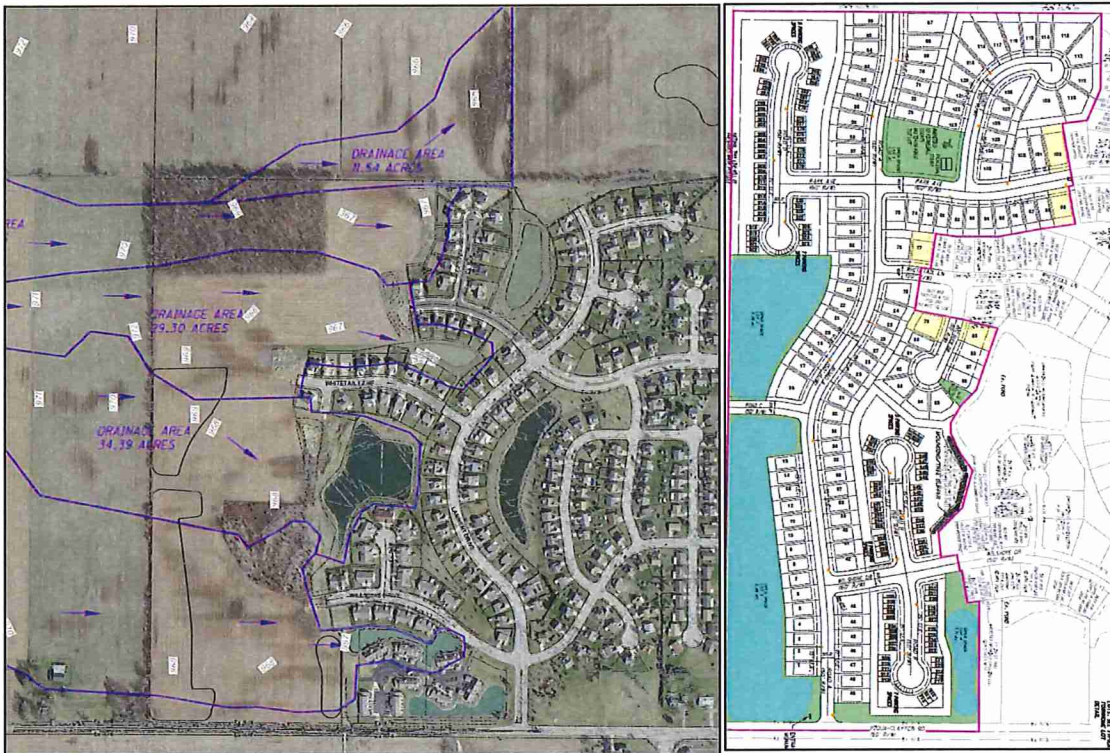
By adding these buffer lots, the developer is noting that they now are requesting 198 single-family homes, and 132 townhomes, a reduction of three (3) single-family lots from their original plan, and 17 more than the original Deerfield approval from 2003.



UPDATE

Request #3 – Confirm Retention Ponds are meeting EPA Requirements

Generally, stormwater detention is reviewed as part of the Final Development Plan / Plat process, which includes fully engineered plan sets which reflect EPA requirements. It is important to note that the existing conditions, where water is running off the fields from the west unabated, would be stopped by this new development and would be caught by the large ponds shown on the western side of the proposed development.



Due to the questions asked at the City Commission meeting regarding water runoff, and the requirements that must be met by the developer by EPA, the developer provided the following information within their resubmission:

“The stormwater management system being proposed for the Deerfield Subdivision in the City of Piqua will be developed to treat both water quantity and quality. To treat for both water quantity and quality, both the City of Piqua Storm Drainage standards (Section 600 of the City of Piqua Design Criteria) and the OEPA Construction General Permit, OHC000006, will be followed. For water quantity design, City of Piqua standards require that all proposed developments that increase the amount of impervious area provide stormwater management systems that can detain up to the 100-year storm, while releasing the stormwater per the Critical Storm method as it is spelled out in their regulations. All off-site stormwater must also be accounted for and released at a rate no

UPDATE

greater than it was being released prior to the development. For water quality, OEPA standards require that stormwater management systems (retention basins in this case) detain the water quality volume produced by a 0.9" event and release it over a minimum of 24 hours. This helps to settle out any sediment and pollutants that outlet into the basins from the development. Equations 1 and 2 within Part III.G.2.e.iv of the OEPA permit show how to calculate the required water quality volume to be treated based on the proposed impervious area within the development. These calculations will be submitted for review as part of the construction plans for each phase and will be approved by the City for compliance with the regulations.

In addition to the above technical explanation, here are some numbers to show the percentage of our site taken up by stormwater management areas compared to the surrounding existing developments. As you can see, a much larger percentage of our acreage is used up by the ponds so that we can hold all of the water back effectively. This isn't something we can skip on. Not sure if this helps but I thought it was a simple way to show this.

Existing Deerfield:

Total Area = 114.5 Acres

Total Pond Areas = 8.1 Acres

7.1% of the total area is pond area

Eagle's Nest:

Total Area = 74.6 Acres

Total Pond Area = 2.22 Acres

3.0% of total area is pond area

Proposed Deerfield:

Total Area = 83.7 Acres

Total Pond Areas = 7.6 Acres

9% of total area will be pond area

UPDATE

Request #4 – Keep Parking on Both Sides of Street

ROAD NAME	RIGHT-OF-WAY	B/B CURB	SIDEWALK WIDTH	CURB LAWN	ON STREET PARKING
ROADS A, C, E, G, F	50'	31'	5'	4.5'	BOTH SIDES
ROAD B, ROAD D	50'	27'	5'	6.5'	NONE
LAMBERT DRIVE, WILSHIRE DRIVE	60'	31'	5'	9.5'	BOTH SIDES
WHITETAIL LANE, BIG BUCK DRIVE	50'	31'	5'	4.5'	BOTH SIDES
PARK AVE (TIE IN TO ROAD E)	60'	37'	5'	6.5'	BOTH SIDES
PARK AVE (ROAD E TO ROAD D)	60'	31'	5'	4.5'	BOTH SIDES

The developer has updated their plans to show parking on both sides of the proposed streets for all but the townhome roadways, which are limited due to curb cuts. The developer has also increased the width of the roadways from 28' b/b curb to 31' b/b curb, which is the City standard. The developer has also widened roadways B&D, the townhome cul-de-sacs, from 24' to 27'. These roadways cannot have parking on them

The new roadway designs are similar to existing roadways near and within Deerfield like Whitetail, Bear Run, Deerwood, and Spotted Doe.



UPDATE

Additional Comments / Notes

After reviewing the modified plans, Staff has additional comments that need to be noted, although generally these comments would be noted during the Final Development Plat/Plan process, due to the interest and concern in the case, Staff felt it was important to make these notes now.

- **Street Lighting** – The developer is required to provide materials and conduit per City of Piqua specifications. The City will provide transform pads and secondary boxes, but will be installed/set by the developer. The City will run all underground power lines and transformers. The City will provide the street lights.
- **Fire Access** – Since the developer is proposing the two cul-de-sac solution for Eagle's Lake Drive, there will need to be a fire access provided per the Fire Code. The developer has updated their plans to reflect this requirement.
- **Utility Easements** – Access / Utility easements will be required to allow access to Lot 4, Lot 6, Open Space south of Lot 6, Open Space east of Lot 248, and Lot 99. More discussions on the final easements will be required prior to final plat approval.

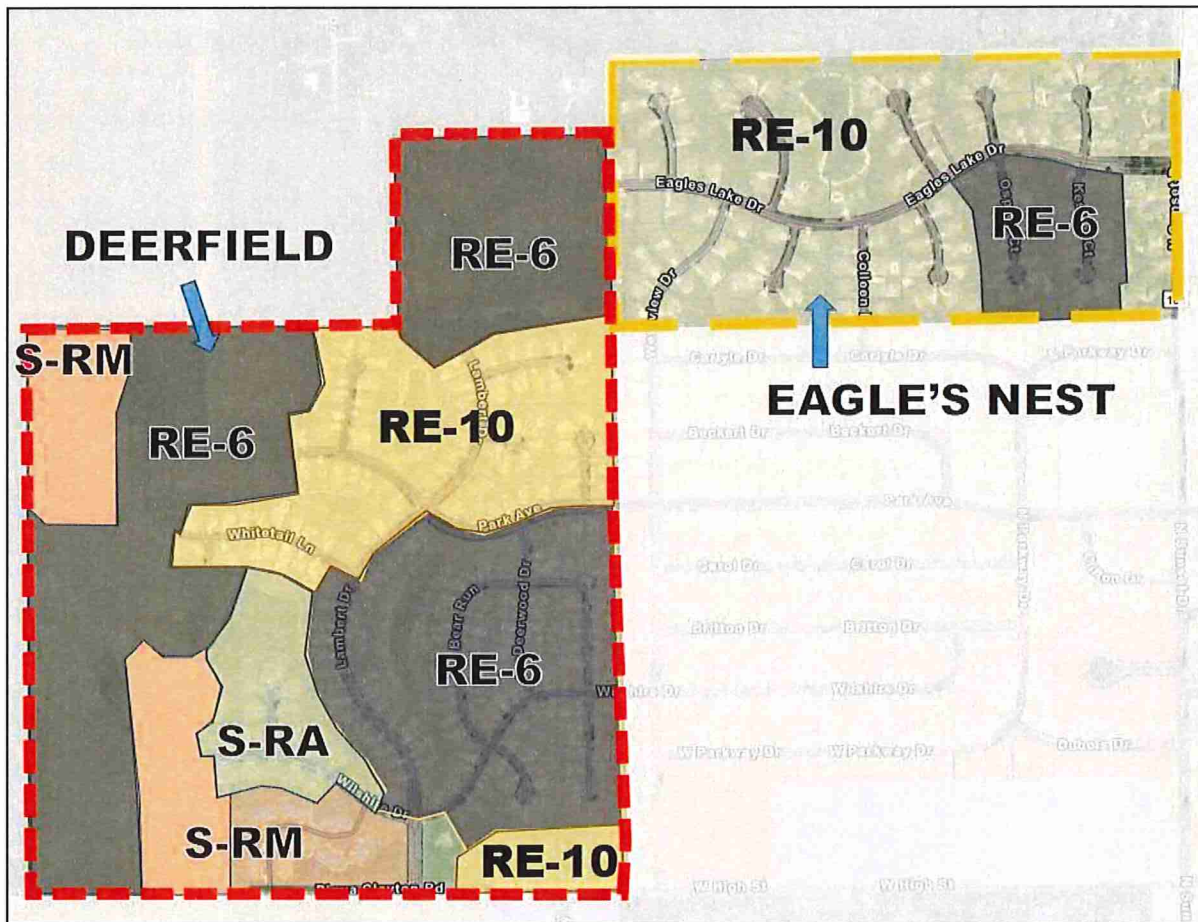
Answers to Questions / Comments

Staff provided answers to the most common questions noted prior to the City Commission meeting on October 15th. Those questions were regarding the timing of the development, the value of the homes and impact on surrounding home values, and ability to service the development with city services (i.e. police / fire) and schools. Since those questions were answered at the City Commission meeting, Staff will reference those answer which are available within the City Commission packet and on the PowerPoint provided for that meeting. Additional questions that have been asked since the meeting with answers are below.

- **Zoning should be RE-10 and not RE-6.**
 - Staff continues to note that the market dictates the size and price of homes, but did review the existing zoning classifications within Deerfield for better understanding.
 - That review reflects the existing Deerfield subdivision (293 parcels) and the proposed completion of Deerfield (330 housing units).
 - Existing Deerfield Subdivision
 - When reviewing the existing development and the share of RE-6 and RE-10 properties (226 total units), the zoning break down is 136 – RE-6 (60%), 90 – RE-10 (40%).
 - Completion of Deerfield Proposal

UPDATE

- When adding the additional lots, the total number of RE-10 and RE-6 moves up to 424 lots and the breakdown moves to 79% RE-6, with 21% of RE-10.
- It is also important to note that RE-6 properties within the existing Deerfield and within Eagle's Nest reflect no negative property values on the adjacent RE-10 properties.
- The mix of zoning districts within Deerfield is a reflection of the market meeting the demand of the City of Piqua – which is multiple housing types and sizes throughout the community.



UPDATE

- **Property Values should be considered in the area around the development, not just within the City of Piqua.**
 - Staff selected two areas within Deerfield that are nearest to the proposed development (Caribou Court and White Tail Lane) and reviewed the appraised and last sale values of all homes on those streets. Staff then added an inflation factor to each last sale property to get an estimated market value for 2024.
 - Homes on Caribou Court (12) have an average Appraised Value from Miami County in 2024 of \$232,600. The average estimated Market Value is \$275,477.
 - Homes on White Tail Lane (16) have an average Appraised Value from Miami County in 2024 of \$245,712. The average estimated Market Value is \$302,858.
- **We should be striving to be an upper-class community, like Centerville or Mason, and this development will impact property values negatively. The City of Piqua should require more expensive homes or larger lots, etc.**
 - The City of Piqua is certainly striving to be a great community, and our Staff work hard to make it one every day. Those are wonderful communities, but they have different markets than Piqua does.
 - We continually work to attract home builders and homeowners who wish to build larger and more expensive homes. We do not have a strong market for those homes, as we have had lots available for many years and have not see them sold or built on.
 - The City can have it both ways though. The City can provide the desired homes that people are asking for today – 1,200-2,600 s.f. homes and 1,400-1,600 s.f. townhomes AND allow for future developers who want to build more expensive homes the ability to do that as well. If a developer was interested in building custom homes, or larger lot homes, we would certainly welcome their interest in our community.
 - The City of Piqua is growing and changing for the better each year. We continue to reinvest in our community and build unique places for people to want to be in. We understand that this means we need more housing to allow for people to join our community and eat at our new restaurants, shop at our new stores, and work at our new jobs.
- **A development like this will increase crime in the community.**
 - Our Staff have not seen any crime data that reflects a negative impact on communities where homes at this price point were put in. The developer has built or is currently building in New Carlisle, Troy, Englewood, Eaton,

UPDATE

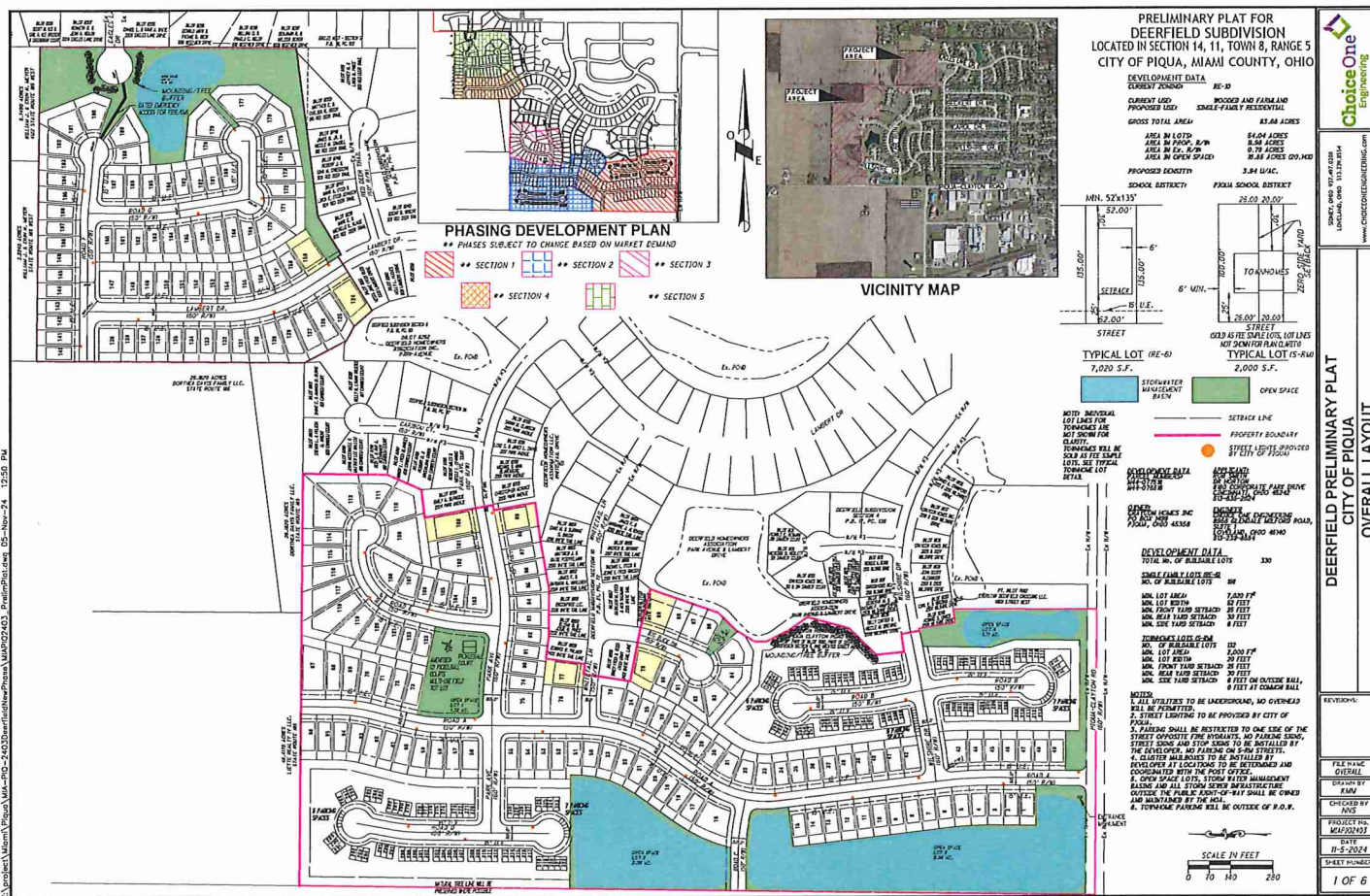
Oxford, Xenia and others in Ohio without a noted increase in crime in those communities due to the development of homes.

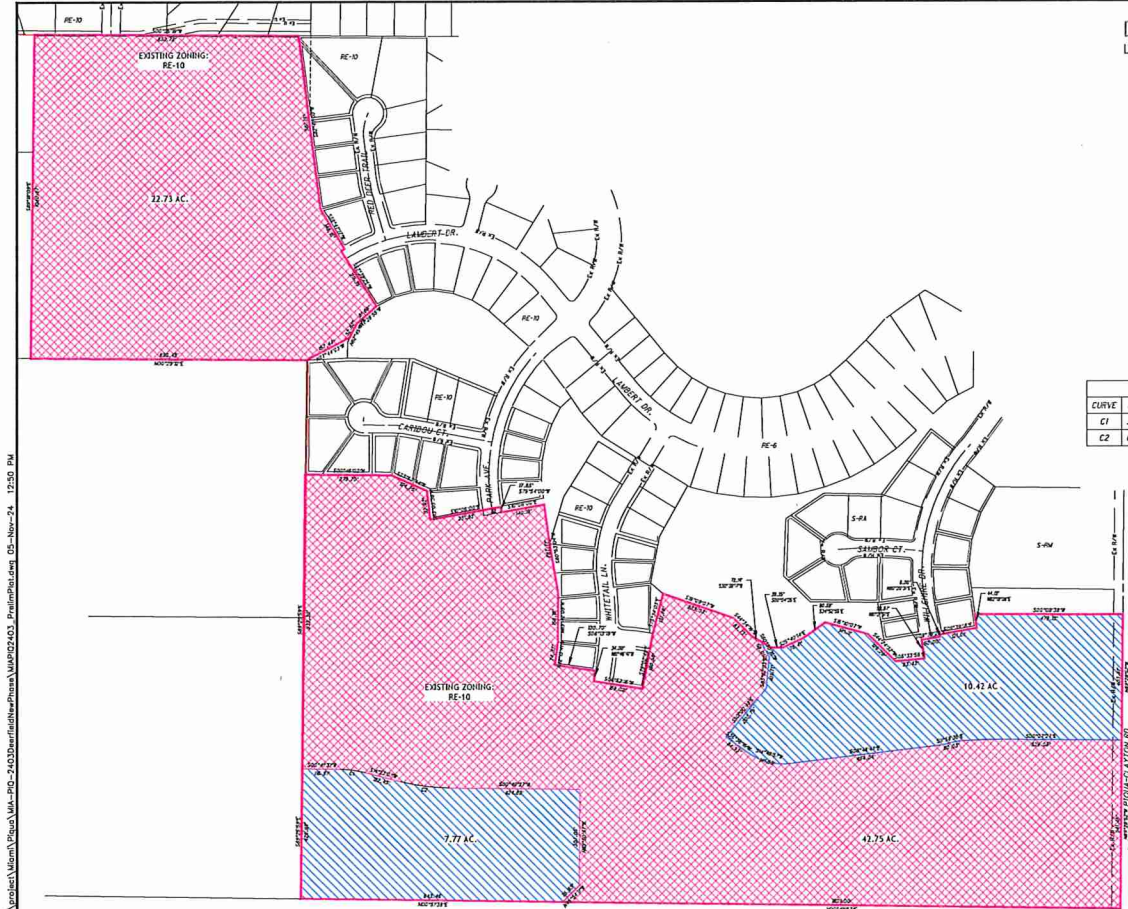
- Our Police Department is appropriately staffed and has an ability to meet the demands of additional residential properties. Our Police Chief has reviewed the plans and noted that he does not have any concerns about managing any service calls from the additional residential homes.
- **The city should be focusing on job creation and bringing in business before residential.**
 - What most communities are seeing is competition to see who can actually fill the jobs those factories bring to a city. Now many businesses are only locating to communities that are growing and are able to accommodate the workforce they desire. This means that those communities that are building homes win out on getting certain development.
 - With that said, we are always working on also bringing in commercial development and industrial development to the community. A new residential subdivision will not only provide homes for people who want to live in Piqua, which there is a solid demand for now; but will show businesses that our community is growing and thriving.
- **The City should provide more notification for cases and provide a longer period of time for comment on cases.**
 - It is important to note that we met all requirements, but with that said, we have heard this concern and are looking at our policies and procedures, particularly when it comes to large and impactful cases, such as this.
 - We will have to find a balance between assuring that an applicant has a fair timeline for their potential approval and assuring that there is enough public notification. As noted in the City Commission meeting, Staff did do research on what other communities do, and feel it is important to reflect that research below, as our community is not unique in how we advertise for meetings such as this.

Communities	Distance Mailed	Agenda Posted how far ahead?	Time between deadline and meeting	What gets posted on the website?
Piqua	200 feet	1 week prior	4 weeks	Agenda, Staff Report, Packet
Centerville	500 feet	Friday prior	8 weeks	Agenda only
Fairborn	250 feet	Friday prior	4 weeks	Agenda, Staff Report, Packet
Greenville	200 feet	N/A	2 weeks	Agenda only

UPDATE

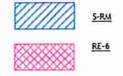
Huber Heights	200 feet	Friday prior	3 weeks	Agenda, Staff Report, Packet
Miamisburg	200 feet	5 days prior	4 weeks	Agenda only
Sidney	200 feet	Not posted	3 weeks	Nothing
Springfield	200 feet	Friday prior	3 weeks	Agenda, Staff Report, Packet
Springboro	300 feet	1 week prior	19 days	Agenda, Staff Report, Packet
Tipp City	200 feet	10 days prior	10 days	Agenda, Staff Report, Packet
Troy	250 feet	24 hours prior	4 weeks	Agenda, Staff Report, Packet
Urbana	200 feet	10 days prior	2 weeks	N/A
Vandalia	200 feet	Friday prior	25 days	Agenda, Staff Report, Packet
Xenia	300 feet	1 week prior	4 weeks	Agenda only



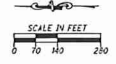


PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

PROPOSED ZONING LEGEND



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	335.00'	78.85'	13°29'10"	78.61'	N07°26'08"E
C2	665.00'	157.32'	13°33'36"	156.55'	S07°24'03"W



ChoiceOne Engineering

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DAYTON, OHIO 45424-1000
WWW.CHOICEONEENGINEERING.COM

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
PROPOSED ZONING PLAN

REVISIONS:

FILE NAME	ZONING
DRAWN BY	JRM
CHECKED BY	NKS
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DATE	11-2-2024
SHEET NUMBER	2 OF 6

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PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER
MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS
PROPOSED BY CITY
OF PIQUA

5.00
MOUNDING EXHIBIT

SCALE IN FEET
0 30 60 90

ChoiceOne
Engineering

BRUCE, GARY, 100-2445
LAWRENCE, 100-2445

www.CHOICEONEENGINEERING.COM

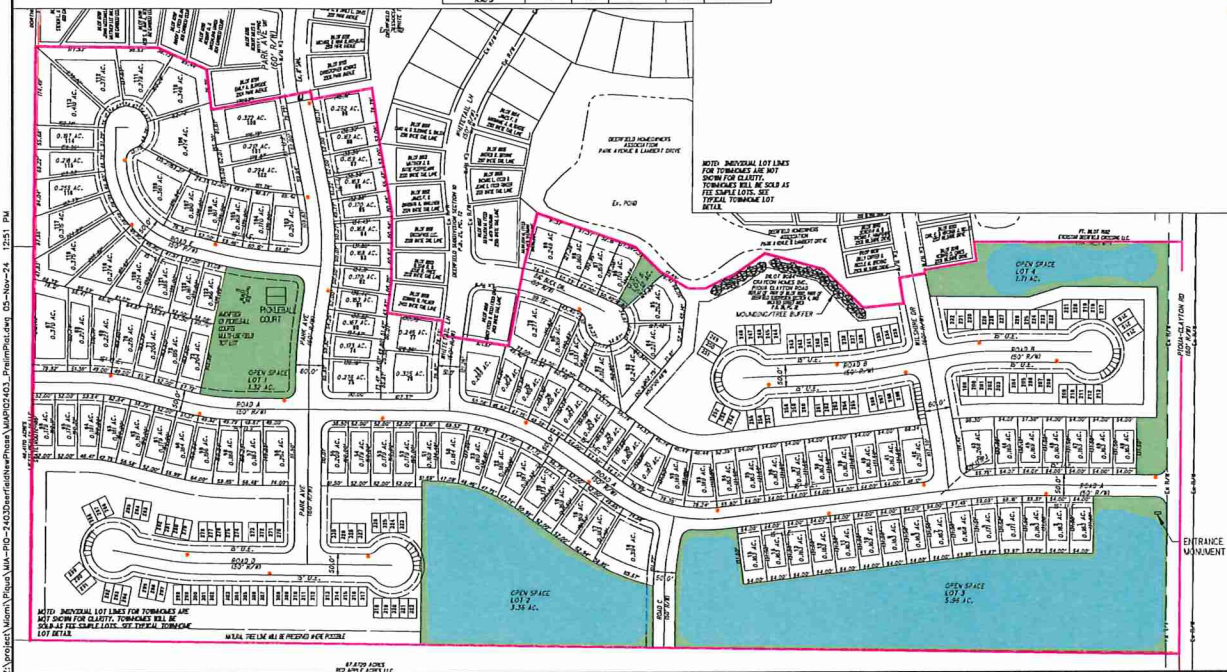
DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
LOT LAYOUT-NORTHEAST SIDE

REVISIONS:

FILE NAME
LAYOUT
DRAWN BY
JMM
CHECKED BY
JMS
PROJECT FILE
100-2445
DATE
11-25-2024
SHEET NUMBER
3 OF 6



ROAD NAME	EIGHT-OF-NINE	R/W CLASS	STREETWAY WIDTH	CLASS LANE	ON STREET PARKING
ROADS A, C, E, G, I	50'	3P	5'	4.5'	BOTH SIDES
ROAD B, ROAD D	50'	3P	5'	6.5'	NONE
LAMONT DRIVE, WILSHIRE DRIVE	50'	3P	5'	9.5'	BOTH SIDES
WITTEN LANE, BIG ROCK DRIVE	50'	3P	5'	4.5'	BOTH SIDES
PARK AVENUE IN TO ROAD D	60'	3P	5'	6.5'	BOTH SIDES
PARK AVENUE ROAD E TO	50'	3P	5'	4.5'	BOTH SIDES



PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO



LOVELAND, OHIO 513.279.3134
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CITY OF PIQUA
LOT LAYOUT-WEST SIDE

FILE NAME	LAYOUT2
DRAWN BY	KUN
CHECKED BY	NYS
PROJECT NO.	WAP102403
DATE	11-5-2024
SHEET NUMBER	4 OF 6

PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

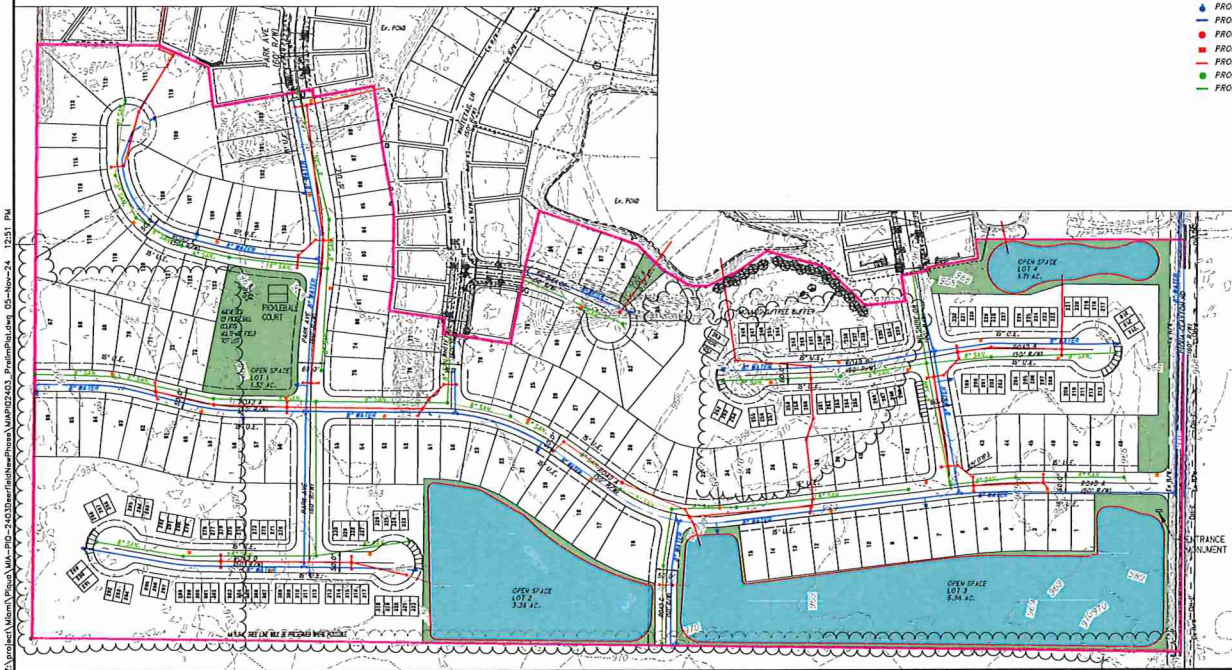


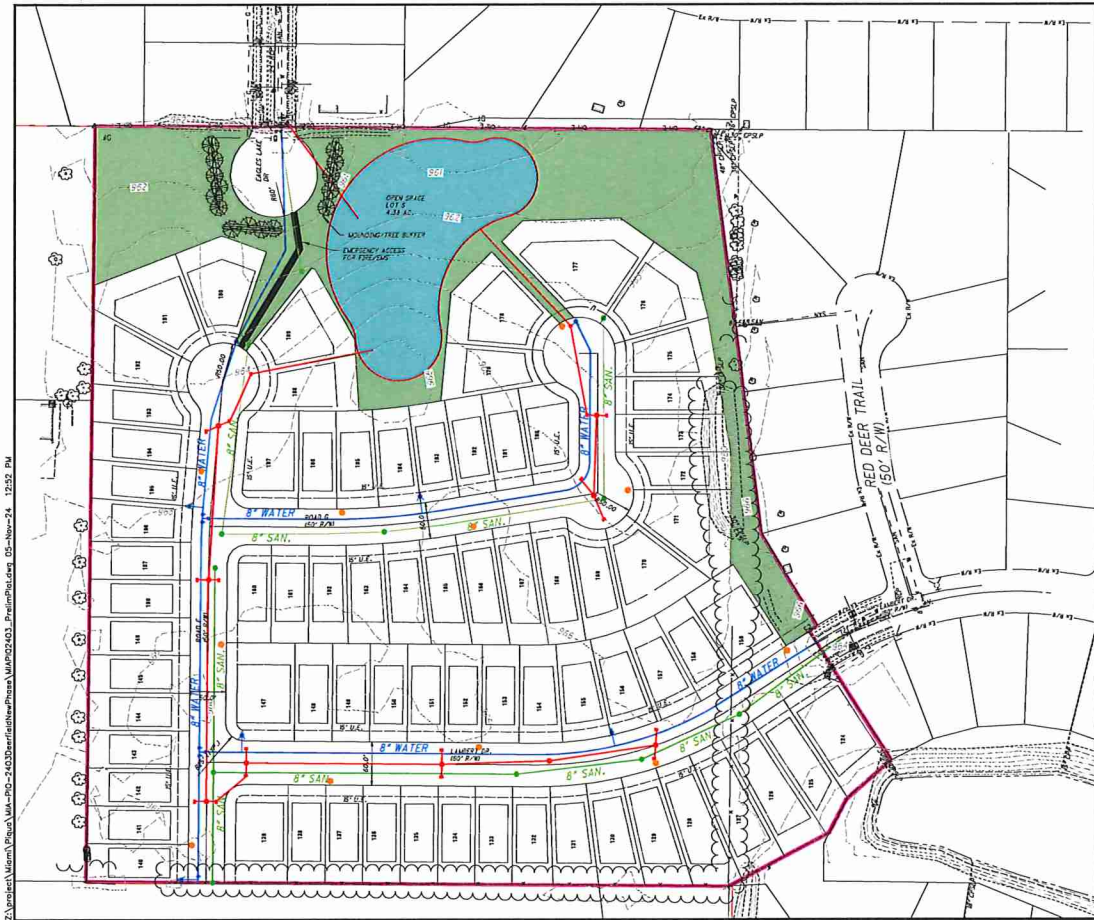
CHOICE ONE ENGINEERING, LLC
10000 W. STATE ST. SUITE 100
DAYTON, OHIO 45424-1000
WWW.CHOICEONEENGINEERING.COM

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN

REVISIONS
FILE NAME
UTILITY
DRAWN BY
AMS
CHECKED BY
AMS
PROJECT FILE
MAP/UTILITY
DATE
11-5-2024
SHEET NUMBER
5 OF 6

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS (PROVIDED BY CITY OF PIQUA)
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. STORM SEWER
- PROP. SANITARY MANHOLE
- PROP. GRAVITY SANITARY SEWER





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**PRELIMINARY PLAT FOR
DEERFIELD SUBDIVISION**
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5
CITY OF PIQUA, MIAMI COUNTY, OHIO

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- SETBACK LINE
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ChoiceOne
Engineering

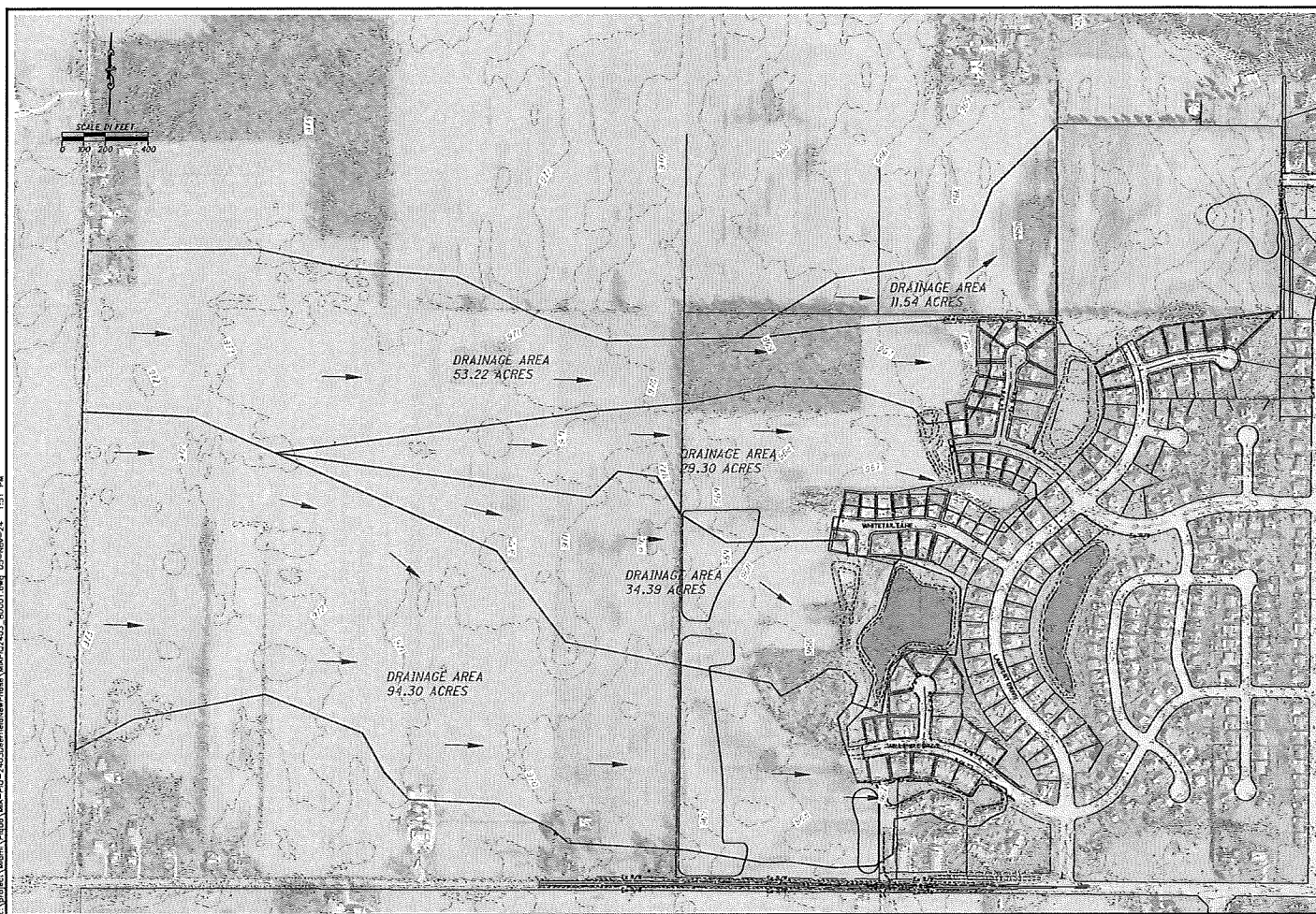
SHAWN, DREW, 937.447.2288
COLUMBUS, OHIO 43260-1000
WWW.CHOICEONEENGINEERING.COM

DEERFIELD PRELIMINARY PLAT
CITY OF PIQUA
STREET AND UTILITY PLAN-NORTHEAST SIDE

REVISIONS:

FILE NAME	UTIL1172
DRAWN BY	JAN
CHECKED BY	JAN
PROJECT NO.	MAP202403
DATE	11-5-2024
SHEET NUMBER	6 OF 6

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Choice One
Engineering

DATE: 10/31/2024
LOCATION: 10/31/2024
WWW.CHOICEONEENGINEERING.COM

DEERFIELD SUBDIVISION
CITY OF PIQUA
EXISTING OFFSITE DRAINAGE EXHIBIT

REVISIONS:

FILE NAME
B001
DRAWN BY
JUT
CHECKED BY
AKS
PROJECT NO.
MAP/04403
DATE
10/31/2024
SHEET NUMBER
1 OF 1

Diana Tamplin

From: Kyle Hinkelman
Sent: Thursday, November 21, 2024 9:36 AM
To: Paul Oberdorfer; Diana Tamplin
Subject: RE: Piqua Center Residential Discussion

Diana,

We have a meeting scheduled for December 18 from 11a-1pm at the FPP in the conference room. Can we book that room, and get food from Smoothie Life for the participants? The following is the list of participants that will need lunch.

City Staff

- Paul
- Kyle
- Kevin
- Chad
- Chris S.
- Lee
- Rick

Others

- Rob England, Miami County
- Kelly Frackel, Miami County
- Dan Suerdieck, Miami County
- Jim Edmonds, Bruns

Kyle A. Hinkelman, AICP
Community Services Director
937.778.2049 | www.piquaoh.gov



From: Paul Oberdorfer <poberdorfer@piquaoh.gov>
Sent: Thursday, November 21, 2024 9:33 AM
To: Diana Tamplin <dtamplin@piquaoh.gov>
Subject: Re: Piqua Center Residential Discussion

Diana,

Please assist Kyle with the logistics of our December meeting at FPP.

Thank you!

Paul Oberdorfer

City Manager

937.778.8300 | www.piquaoh.gov

From: Kyle Hinkelman <khinkelman@piquaoh.gov>

Sent: Thursday, November 21, 2024 9:26 AM

To: Paul Oberdorfer <poberdorfer@piquaoh.gov>

Subject: Piqua Center Residential Discussion

Paul,

Can Diana setup getting lunch for the Piqua Center meeting at FPP? I also am not certain I actually booked the room.

Thank you!!

Kyle A. Hinkelman, AICP

Community Services Director

937.778.2049 | www.piquaoh.gov

