



**PIQUA CITY COMMISSION REGULAR MEETING  
TUESDAY, NOVEMBER 12, 2024  
5:00 PM  
COMMISSION CHAMBER - 2ND FLOOR  
201 WEST WATER STREET  
PIQUA, OHIO 45356**

**CALL TO ORDER**

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ADJOURNMENT TO EXECUTIVE SESSION**

**ROLL CALL**

**EXECUTIVE SESSION**

- 1) To consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended

**ADJOURNMENT FROM EXECUTIVE SESSION**

**MOTION TO APPROVE BUSINESS AGENDA**

- 1) Rules of Conduct for City Commission Meetings

**PRESENTATION**

Jan Mulder Presentation

**CONSENT AGENDA**

- 1) **Approval of Minutes**  
Approval of the Minutes from the October 15, 2024 Regular City Commission Meeting and for the October 21st, 22nd, 23rd, 29th and November 6, 2024 Special Commission Meetings.

**OLD BUSINESS**

- 1) **Resolution No. R-118-24 (Tabled)**  
A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518
- 2) **Resolution No. R-119-24 (Tabled)**  
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

## NEW BUSINESS

- 1) **Ordinance No. O-20-24**  
An ordinance authorizing the establishment of the fire department ladder truck capital projects fund
- 2) **Resolution No. R-123-24**  
A Resolution Authorizing Purchase Orders to Chemical Services, Inc., Greer Lime Company, Water Solutions Unlimited, Inc., Aqua Smart, Inc., JCI Jones Chemicals Inc., Kemira Water Solutions and Matheson Tri-Gas, Inc. for the 2025 Purchase of Various Water Treatment Chemicals
- 3) **Resolution No. R-124-24**  
A resolution regarding the applied for liquor permit for Lighthouse At The Lock LLC., 125 W. Ash Street, Piqua, OH 45356
- 4) **Resolution No. R-125-24**  
Resolution to Authorize an Annexation Agreement between the City of Piqua and Concord Township
- 5) **Resolution No. R-126-24**  
A Resolution Awarding a Contract to Sulzer Turbo Services Houston Inc. for #8 Gas Turbine Cooling System Repair for the Power System
- 6) **Resolution No. R-127-24**  
A Resolution Awarding a Contract to TG Advisors, LLC for Engineering Services Related to #8 Gas Turbine Cooling System Upgrades for the Power System

## COMMISSIONERS COMMENTS

## ADJOURNMENT

## NON-AGENDA PUBLIC COMMENT

(This is an opportunity for citizens to address the City Commission on non-agenda items after the adjournment of the Business Agenda. Comments will be limited to seven (7) minutes.)

## **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.**

**PIQUA CITY COMMISSION REGULAR MEETING MINUTES**  
**TUESDAY, OCTOBER 15, 2024**

**CALL TO ORDER**

Piqua City Commission met at 4:30 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**THE PLEDGE OF ALLEGIANCE**

Mayor Lee led the assembly in the Pledge of Allegiance.

**ROLL CALL**

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

**ADJOURNMENT TO EXECUTIVE SESSION**

A motion was made by Commissioner Hohman to adjourn to Executive Session, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

**ROLL CALL**

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

**EXECUTIVE SESSION**

The Executive Session was to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended, to consider other matters as specifically authorized by Ohio Revised Code Section 121.22 as it specifically applies to municipalities, and to consider pending or imminent litigation.

**ADJOURNMENT FROM EXECUTIVE SESSION**

A motion was made by Commissioner Vetter to adjourn from Executive Session, and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

Local Girl Scout Troop #2076 of Piqua attended the meeting to observe and learn about local government. The girl scouts are working towards earning their democracy badge and asked the Commission some questions.

**PROCLAMATION**

1) Michael O'Donnell Day

Commissioner Hohman read a proclamation in recognition of Michael O'Donnell.

**MOTION TO APPROVE BUSINESS AGENDA**

A motion was made by Commissioner Simmons to approve the Business Agenda, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

1) Rules of Conduct for City Commission Meetings

Mayor Lee read aloud the Rules of Conduct for City Commission Meetings.

**CONSENT AGENDA**

1) Approval of Minutes

Approval of the Minutes from the September 17, 2024, Regular City Commission Meeting and the September 24, 2024, Special City Commission Meeting

A motion was made by Commissioner Hohman to approve the Meeting Minutes, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

**NEW BUSINESS**

1) Resolution No. R-115-24

A resolution authorizing the City Manager to enter into an agreement with ChoiceOne Engineering Corporation for the Engineering Design of the Scott Drive Intersection Improvements Project

Introduction: Community Services Director Kyle Hinkelman informed the Commission that this resolution involves the review and optimal design of the Scott Drive and Ash Street intersection, as there will be a substantial increase in traffic at this location in the near future due to the development of a new hotel and two new restaurants. Improvements to this intersection will include realignment of Scott Drive, new curbs, sidewalk, asphalt, signage, storm water infrastructure, and signal re-timing.

Commissioners Comments: Commissioner Vetter asked if there has been any resistance by the local Speedway Gas Station to the use of this land, to which Mr. Hinkelman responded that the city has discussed the intersection project with the owner 7-Eleven; he added that the city has talked with 7-Eleven about the acquisition of the awkward right of way there several times in order to make it a safer intersection.

Commissioner Simmons asked if this resolution pertains primarily to the new construction area off Scott Drive; Mr. Hinkelman replied that this project would fix an existing problem with the current intersection, along with addressing a more congested traffic area when the new hotel and restaurants are operational.

Public Comments: None

A motion was made by Commissioner Hohman to approve the resolution, and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

**2) Resolution No. R-116-24**

A resolution authorizing a purchase order for one marked police side-by-side and upfitting costs

Introduction: Police Chief Rick Byron introduced Resolution No. R-116-24 to the Commission, explaining that it would allow for the purchase of a new side-by-side all-terrain utility vehicle for use by the Piqua Police Department. This new utility vehicle would replace two old ATVs and has the capability to transport four occupants, which would better suit the needs of the department. This purchase would help to expand police presence in the city, assist in patrolling the bike path areas, and help with recovering abandoned bikes.

Commissioners Comments: Mayor Lee asked how often the new side-by-side vehicle would be used; Chief Byron said it would be used on average for a few hours per day to patrol the bike path.

Commissioner Simmons inquired about the total cost; Chief Byron said that the total cost would be \$29,853.44, which includes additional costs for safety and visibility.

Public Comments: None

A motion was made by Commissioner Hohman to approve the resolution, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

**3) Resolution No. R-117-24**

A resolution amending a purchase order to Barrett Paving Materials Inc. as the Primary Supplier, and Valley Asphalt Corp. as the Secondary Supplier, of 402 & 404 Asphalt for the 2024 Street and Alley Maintenance Program

Introduction: Assistant City Manager Amy Welker informed the Commission that this resolution pertains to an increase of \$60,000 to an existing approved purchase order from February 2024. She explained that due to great weather this year, the Public Works Department was able to start prep work early for the asphalt program, and the crew was able to complete all the 2024 scheduled projects. Because there are six to eight more weeks available for asphalt work, Public Works would like to complete some additional projects, including a parking lot located at Ash & Greene Streets.

Commissioners Comments: Mayor Lee commented that since the weather has been so nice, the Public Works Department has gotten a lot done; Ms. Welker agreed.

Commissioner Vetter added that since local asphalt plants are open until November, the city crews are able to get more work done.

Commissioner Hohman expressed his approval, as he said it is the city's job to keep roads paved.

Public Comments: None

A motion was made by Commissioner Hohman to approve the resolution, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

**4) Resolution No. R-118-24**

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

Introduction: Mr. Hinkelman shared a PowerPoint Presentation regarding Resolutions No. R-118-24 and R-119-24. He said these two resolutions involve the replatting and rezoning of two parcels totaling 83 acres located next to the Deerfield subdivision. He noted that the existing development plan for the Deerfield subdivision was adopted in 2003, and 181 homes from the preliminary plan were never built. Mr. Hinkelman said that a developer has requested to replat the 2003 preliminary plan, and the new plan would include 201 single-family homes, 132 townhomes, and new roadway access from Piqua-Clayton Road over five phases. He also discussed the need for new housing in Piqua, and he said that the Planning Commission recommended approval unanimously. Mr. Hinkelman proceeded to provide answers to some common questions he has received regarding this project, including the timeframe of this project, how the new home values were determined, how the local school system will be affected, traffic and cul-de-sac concerns, and the potential impact on the city's tax revenues.

Commissioners Comments: Commissioner DeBrosse asked what the next step in the process would be if these resolutions were approved. Mr. Hinkelman responded that this preliminary plan provides a general idea of the new development, but that the final details would be figured out later. The Commissioner then asked why the developer wants to rezone the lots to RE-6, and Mr. Hinkelman responded that the Zoning Code only regulates the size of the lot. D.R. Horton Developer Rob Smith explained that smaller lot sizes are market driven due to the incredible costs of building since COVID nationwide. Commissioner DeBrosse shared his concern about several emails received from citizens about class-action lawsuits involving D.R. Horton, to which Mr. Smith replied that the company has very high satisfaction scores with its new home buyers. Commissioner DeBrosse also inquired about cul-de-sacs in Eagles Nest, narrower streets, increased traffic, hiring local contractors, and existing storm water drainage issues. Choice One Engineering Project Manager Nick Selhorst explained how the ponds would be inner-connected to control the draining, which would improve the current situation in his expert opinion.

Mayor Lee asked how many homes have been built by D.R. Horton in Troy, and Mr. Smith replied that 130 homes have been built there so far. Mr. Smith added that D.R. Horton is in the process of joining the Miami County Home Builders Association.

Commissioner Hohman commented on the 84 percent increase in the density of homes being built in the new plan compared to the original preliminary plan in 2003. He also suggested that not all the new lots be converted to RE-6 so that current homeowners with the expectation of a ten thousand square foot lot are not negatively affected. Mr. Smith said that is open to discussion, noting that the price of these new homes will be higher on larger lots.

Commissioner Simmons commented that Mr. Smith was curt in his response regarding the civil action lawsuit claims that were brought up. Mr. Smith said he did not intend to appear dismissive in that situation. Commissioner Simmons then asked the Commission to be excused from the

meeting for personal matters.

A motion was made by Commissioner Hohman to excuse Commissioner Simmons, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

Public Comments: The following citizens expressed their concerns regarding the Deerfield Subdivision Preliminary Plat and Rezoning Project: Judith Williams, Mark Johnson, Bob Griesdorn, Kim Heisler, Tom Buecker, Wayne Davey, Steffanie Davey, TJ Manson, Landon Swartz, Cheryl Burkhardt, Debra Schock, Peggy Elsass-Perreira, Andy Burner, Todd Epey, Yvonne Wion, Deanna Duffey, and Matt Drapp.

The main concerns included the rezoning of lots from RE-10 to RE-6, prior or existing class-action lawsuits of D.R. Horton, the desire for cul-de-sacs in Eagles Nest, increased traffic, a decrease in safety, narrow roadways, parking in the streets, existing storm water drainage issues, the addition of more water to the existing retention ponds, creating buffers between properties and retention ponds, a decrease in family atmosphere, loss of privacy, removal of tree lines, lack of transparency, untimely notification to affected residents, the presence of multifamily town homes, a lack of buyers for the newly built homes, possible rental properties, and a decrease in property values.

A motion was made by Commissioner Vetter to table Resolution No. R-118-24 until the next City Commission Meeting on November 12, 2024, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

**5) Resolution No. R-119-24**

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: Mayor Lee said that tabling these two resolutions will allow more time for citizens to ask more questions and voice their concerns to the developer. The mayor encouraged citizens to call or email him or another Commissioner so that their questions can be answered by the developer. He also said he would like to conduct a Work Session on this matter in the near future.

Commissioner DeBrosse commented that tabling these two resolutions allows citizens more time to process the new replat and rezoning plan, along with continuing conversations with the developer. Commissioner DeBrosse stated that he would like to view an updated plan that keeps the existing tree lines, allows for parking on both sides of the street, the addition of an R-10 buffer, and includes the new retention ponds connecting to the existing ponds. He wants the developer to take all of these concerns into consideration.

Public Comments: Kim Heisler stated that she would like to see survey scores from the developer and that she was unable to locate a BBB rating for D.R. Horton. She asked if the developer would be contracted to stay the entire time to finish the plan and what would happen if the developer wanted to leave when only halfway done. She asked Mr. Smith if the newly built homes would not sell within a certain timeframe, is there an intention that those homes would become rentals? Mr.



Smith responded that his company does not plan to rent in the new development; he believes that smaller lots are necessary to get a lower price point, which must be accurate in order to be successful in selling the new homes.

A motion was made by Commissioner DeBrosse to table this resolution, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

**6) Resolution No. R-120-24**

A resolution authorizing the City Manager to enter into an agreement with Fishbeck for the Engineering Services of the I-75 Exit 78 Development Area Master Plan Project - Phase I

Introduction: Utilities Director Kevin Krejny explained that this resolution involves how to get utilities to the 1000 acres of land annexed south of the city in order to bring businesses there. He stated that the city has worked with Fishbeck on water and sewer modeling for years and plans to use them to develop a plan to get water to this new site & to get sewage away from the site.

Commissioners Comments: Commissioner Hohman expressed his support for expansion of the water plant's usage, as this is a great way to plan for the future of the city.

Public Comments: None

A motion was made by Commissioner Hohman to approve the resolution, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

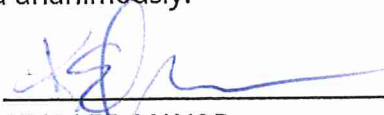
**COMMISSIONERS COMMENTS**

Speaking on behalf of Mayor Lee, Joe Wilson of Neighbors Helping Neighbors told the Commission about their completed 2024 projects. He said that the group will be working with the city's Community Services Department in 2025 on homes with property maintenance issues and asked for more people to volunteer next year. Mayor Lee thanked all the volunteers of Neighbors Helping Neighbors for their time and efforts.

Commissioner Hohman & Mayor Lee both stated that they would be available for citizens to speak with after the meeting ended.

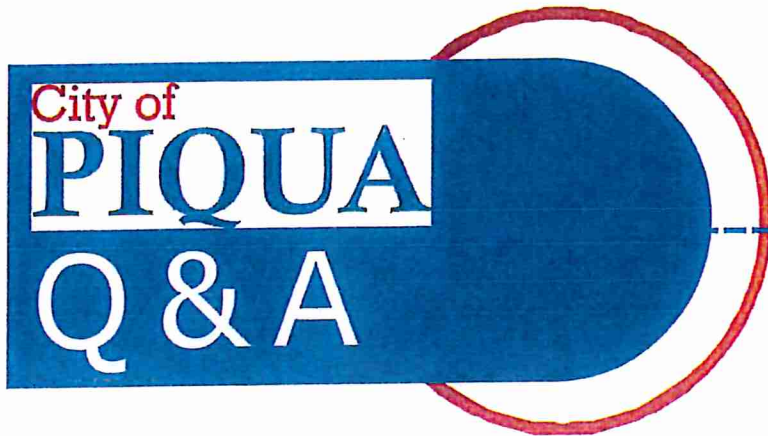
**ADJOURNMENT**

A motion was made by Commissioner Hohman to adjourn at 9:05 p.m., and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

  
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KRIS LEE, MAYOR

PASSED: 11-12-24  
ATTEST: Diana Tamplin  
COMMISSION CLERK





10/23/2024

There were several questions asked by citizens at the Piqua City Commission Regular Meeting on October 15, 2024, regarding the Deerfield Subdivision Preliminary Plat and Rezoning Project. The following answers were provided:

- **Per paperwork – 201 singles; 132 multi-units. How many units are in the multi-units; i.e., 2? All on 83.66 acres – 15.49 open = 68.17.**
  - This application is for a preliminary development plan. They lay out the general requests being made, which include 201 single family homes, and 132 townhome units. They will have to come back to the Planning Commission for a final plan/plat approval which define each phase in final detail.
- **What is the estimated price point for the units to buy and/or rent?**
  - The developer has stated the 1,200-2,600 s.f. homes start at \$300K and go to \$400+K.
  - The Townhomes are 1,400-1,600 s.f. and start at \$200K and go to \$300K.
- **Are these planned to be rentals or sold? Will they be sold to investors?**
  - Both products are fee simple products, not rentals. The city has no control over who buys the home; the free market will determine that.
  - The developer at the City Commission meeting made it clear they were intending to sell the lots to individual homeowners.
- **Once rezoned, can they make them all multi-units and not do any single units? What is the maximum units that can be developed?**
  - The preliminary development plan states the general approval of the site including the density, units, etc. If they would want to change those approvals in the future, they would have to go back to the Planning Commission and City Commission for another approval. This process would include additional public hearings and notices.
  - Based on the request, they can develop 201 single family units and 132 townhome units.

- **At a minimum that could be 333 families – more with the multi-units. How does this relate to our school system and other public facilities?**
  - The City of Piqua has a Comprehensive Plan, which details the goals and objectives of the community. That plan reflects in many areas the desire of the community to grow and have a diversity of housing choices.
  - In regards to the impacts on the schools and public facilities, these owners will pay taxes just like those in other residential communities in the city. Their children will have a right to utilize all schools and facilities within our community, as any other resident would.
  - Discussions with the school have occurred and there are plans to accommodate this growth over the next 5-7 years.
- **Currently, Piqua-Clayton Road is busy with people ignoring the speed limits. The paperwork states improvements to the road will be needed. Who will pay for these improvements?**
  - As part of the final development plans / plats, additional approvals will confirm the scope of improvements and costs associated. These improvements could include curbs, gutters, a turn lane, etc.
  - Standard policy is for the developer to pay to put in their improvements and then they are dedicated to the city to maintain. With this project, it is likely the city will make additional improvements to Piqua-Clayton Road to accommodate this growth, but that will be determined once a final development plan is approved.
- **It appears D.R. Horton has an option to purchase only if the resolution passes? It says “Option on land requested for rezone.” Is that correct?**
  - We are not party to the purchase agreement and cannot confirm any language related to their potential purchase.
- **The plans show D.R. Horton is going to build in phasing. How many phases are they estimating per year?**
  - They show 5 phases total. They have not estimated how many they would build in a year but have stated that they will begin the next phase of development only when the previous development is substantially sold.
  - At the City Commission meeting the developer estimated a 5-7 year build out.
- **D.R. Horton is one of the largest homebuilders in the USA. What drew them to Piqua in an area that has been pretty stagnant?**
  - The City of Piqua has many great opportunities, and many developers are seeing the value in our community. We are thankful that we have many different developers interested in Piqua for residential, retail, industrial, and many other projects!
  - The developer noted all the growth potential in Piqua, the investments the city has made in Lock 9 Park and its Downtown, and market studies that positively support Piqua.

- **Are there enough people requiring these homes in Piqua or is the plan to rent/sell these units to people outside of Miami County.**
  - Who purchases homes is up to the free market. We can state that a homebuilder would not build a residential product if they didn't believe they could sell it. We have been fortunate this year to have two other subdivisions under construction in Piqua, both of which are selling homes very quickly.
  - We are aware of a substantial demand for people who want to live in Piqua, but we cannot clearly define an answer to your question, as again, anyone is free to buy a house that is for sale.
- **Where else are they building in Clark, Miami, and Shelby counties?**
  - You would have to direct that question to D.R. Horton, but at the City Commission meeting they noted they were also building in Troy.
- **This property has been up for development for many years. My husband was told by the city that the building in this area is very slow. Most of building is on east side of Piqua. What has changed? What is the plan to get people into the area to rent/purchase these?**
  - All developers complete market studies and look at the overall growth patterns in communities. We are fortunate that so many great things are going on in Piqua and that developers are interested in our community.
  - Right now, we have construction on projects on the east and west sides of Piqua.
  - Nothing has changed in the city's effort to create a place that people want to live. We continue to strive to develop unique places and create amenities that people want to enjoy. With the investments made Downtown recently, we also are seeing additional demand for people who want to live, work, and recreate in Piqua. These are certainly good things for our community.
- **What is the projected net income to the city if all units are built and occupied?**
  - This is not possible to project, as it would substantially depend on someone's income, which we cannot estimate.
- **I also believe that the zoning should remain as single family homes, and the lot sizes should remain the same and not be shrunken down. The owner of the land purchased the land knowing the zoning and lot sizes were already established.**
  - The applicant is requesting to make changes, as they are permitted to do by law. The city has a process which has been followed. That process includes Planning Commission approval, with public comment, and City Commission approval, with public comment.
  - The developer has stated that the S.F. homes will be 1,200-2,600 s.f. homes and start at \$300K going into the \$400K range.
  - The existing zoning does not impact the size or potential price of the homes, only the total number of homes potentially developed on the site.

- The developer noted at the City Commission meeting that the market for larger lots is limited. They show a demand for smaller lots, with less yard to maintain.
- **It is a concern that multi-family homes will lead to lower property values in our area.**
  - The Townhome products are 1,400 to 1,600 square feet and are estimated to start at \$200k and go into the \$300-400k range. These values are higher than the median home price in Piqua by two or three times.
  - This product is something that we have a strong demand for in Piqua, as there are lots of 20/30-year-olds who wish to own, and there are lots of empty nesters, who wish to downsize and not have land to manage.
  - The median home price in Piqua in 2020 (the last year of actual census data) was \$110,100. The median home price in Miami County in 2020 was \$190,900. The gap between these numbers is primarily due to the lack of new housing built in Piqua over the last 10+ years. Places like Troy and Sidney have built 2-3 times more homes per year than we have in Piqua.
- **Those of us that live here were never notified of this issue. Instead, we saw a post on facebook yesterday. I live 781 feet from the end of the road. This proposal would affect me directly, and also my neighbors, who also did NOT receive any notice about this in our mailboxes.**
  - Our standard for all development notifications are 200 feet from the proposed project. We have these standards because we are unable to provide notification for all projects to all people in the community through direct mailing, as that is cost prohibitive.
  - What we also do is place all documents and meetings on our website and we publish them early so people can review.
  - We have reviewed policies in surrounding communities, and the process in Piqua is very similar to what a majority of other communities follow.
- **Who makes these decisions prior to being presented to the public? What is the chain of command?**
  - The applicant applies to our Planning Commission by a deadline and our Staff go through a process of reviewing the application. That process includes public notifications, staff reports, packet creation, and then meetings.
  - The Planning Commission makes a recommendation to the City Commission, who also hold a public hearing prior to any decision.
- **How can they do so without our public knowledge or approval prior to presenting? Documents have already been drawn up, thousands of dollars already spent, drawings nearly completed ...is it a done deal already and we just need to approve it?**
  - The applicant works with Staff prior to application to assure they are compliant with the City's process and material requirements. This includes discussions about city standards, development code concerns, and comprehensive plan compliance.

- The applicant applies to the Planning Commission by a specific date monthly to make it onto the agenda. They are required to complete an application, provide materials, and pay a fee. This is a consistent process for all applications.
- The materials are then reviewed by Staff for compliance with the comprehensive plan, development code, and other codes in the city and a staff report is generated. Notice is sent out to property owners and the agenda is placed on the city website with materials prior to the meeting.
- The Planning Commission then hears the case, which allows the Staff, applicant, and the public to comment on the request. The application can be modified throughout the Planning Commission process. If the Planning Commission determines that staff requests should be incorporated, or public comments should be incorporated, they can request those changes to the application and require the applicant to update their plans and bring them back for formal approval. The Planning Commission makes a recommendation to the City Commission for formal approval. That recommendation can be to approve the application or to deny the application.
- The City Commission then hears the case, which again allows the Staff, applicant, and the public to comment on the request. The City Commission has a right to modify the application prior to their approval.
- The application is a "done deal" after that process is completed, which will include notification of public hearings, public meetings with public comment, and almost six weeks of review time between application and potential approval for additional comments. Although this process may seem quick to some, if the Planning Commission or the City Commission table the case, or request additional modifications, this process may take much longer. The goal of the process is to allow public input at every step of the process and to assure the request not only conforms to the requirements of the city, but is also the best outcome for the community.
- **How will it help or be of benefit to the current residents?**
  - In this case, the request does meet the intent of the Comprehensive Plan, which is our primary planning document. The development provides more housing as well as providing a mix of housing types – both specifically called out in the housing section of our Comprehensive Plan. If this was approved, it would provide additional opportunities for our community to choose different types of housing choices – single family new builds and townhome products that are desired.
- **Who orchestrated this or how did it come about?**
  - The developer came to the City of Piqua and requested to develop the land. This is the same process that occurs when any development is proposed.
- **Who will it benefit?**
  - The residents who move into these homes will benefit from having the homes they wish to live in.

- **Why is there a Bruns sign still up for sale of development land if it is already accounted for?**
  - We do not control the sale of the property and cannot comment on why that sign is still up, as the city has nothing to do with that sign or the sale of the property.
- **Is there any government monies, grants, subsidies, or kickbacks received initially, throughout this building process, or at completion from any entity that the City of Piqua, builder, land owner, or contractors receives for moving forward with this large scale project?**
  - No.
- **Are there or will there be incentives or preferences as to who is able to inhabit these structures? My concern is there is a possibility of incentives already in place for the folks crossing the border, and/or will they get preferential rights to these homes prior to the citizens of Piqua itself, being it is starter homes, etc.**
  - These will be market rate houses / townhomes that will be free for anyone to purchase as they wish.
- **Have the proper questions been asked? Commissioners/City Planner/City Officials - Have any of you researched this company or done any homework other than read and looked at what was being proposed in this agenda, past the conversation of it being completed?**
  - Our Staff has reviewed the request and has provided a Staff Report which is publicly available on our website. Again, the Community Services Department reviews all requests in relation to the Comprehensive Plan and our Development Code, Engineering Standards, etc. This is a preliminary plan, so the developer is not required to provide all documents related to specific calculations, etc. at this point in the review. If they are approved, they would have to come back to the Planning Commission and City Commission with each phase for approval. These 'final development plan / final plat' approvals include ALL of the details including the number of trees, width of the sidewalks, etc.
- **What are the expectations for who is moving in?**
  - We would expect to see those who wish to live in new single-family homes or in townhomes move in. The price points will be \$200-300+K for the townhomes and \$280-400+K for the single-family homes.
- **Why now? We see the influx of folks heading to Sidney, Celina, Springfield, and many other communities that are inundating them beyond what they are able to handle. Is this in preparation for housing for them? We definitely don't want to compete with Springfield.**
  - The developer made the application to build homes in Piqua by the deadline to be on the October 8 Planning Commission meeting. Our process dictates that they continue through to the City Commission, as has occurred.
  - The City Commission is reviewing the case now because that is the standard process and timeline for replat and Zoning Map Amendment requests.



- **Are or will there be any minimum requirements for the buyers for moving in? US citizen (5 yr or longer), speak English, pass proficiency tests? If not, can there be? I don't want us to be another Springfield, or be in a environment where we cannot communicate due to language barriers in which we have to hire translators in schools and businesses just to move forward. All being a huge cost to us the citizens.**
  - No, that type of test you are noting would be illegal. Anyone who can afford to buy the homes would be permitted to do so.
- **Will there be any HOA type restrictions placed on them or codes enforced through the city for violations?**
  - The City does not require HOA creation, nor enforce HOA rules. The properties will be covered by the Development Code and Property Maintenance Code of the City of Piqua and will be reviewed for violations as any property in the city is reviewed.
- **Is there a bonus for them to complete early or during any part of the process?**
  - We are not aware of any bonus. There is nothing from the city.
- **Is the builder/contractors getting any kind of tax breaks, kickbacks, from the city for any part of this process?**
  - No.
- **Will local folks be hired for any of these jobs, will it create any local jobs, even short term, or only outsiders, making a profit?**
  - The developer is a private business and hires people they wish to hire. The city government does not interfere with private business.
- **Who will be paying for the water, sewer, electricity to be ran, etc. to be constructed? The city which is the current residence or someone else?**
  - The developers will put in all utilities. The city generally puts in lighting (as we did in Indian Ridge and Arrowhead), but that will be finalized in the final development plan. All tap fees and roadway costs are paid for by the developer.



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**PIQUA CITY COMMISSION SPECIAL MEETING MINUTES  
MONDAY, OCTOBER 21, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

Mayor Lee led the assembly in the Pledge of Allegiance.

**ROLL CALL**

Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present. Commissioner DeBrosse was absent.

A motion was made by Commissioner Hohman to excuse Commissioner DeBrosse, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

**MOTION TO APPROVE BUSINESS AGENDA**

A motion was made by Commissioner Hohman to approve the Business Agenda, and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

- 1) Rules of Conduct for City Commission Meetings

**NEW BUSINESS**

- 1) **Ordinance No. O-17-24**

An ordinance approving and authorizing the execution of a First Amendment to the Development Agreement between the City and Basis Piqua, LLC

Introduction: Economic Development Director Chris Schmiesing introduced Ordinance No. O-17-24, saying that there are a lot of moving parts pertaining to the Scott Drive Redevelopment Project and sensitivity to timeliness in completing this deal. Upon completion, this project will include a brand new 90-room Hampton Inn Hotel, an Olive Garden restaurant, and a Chipotle restaurant. He reminded the Commission that this project began in 2022 with the condemnation of the existing structure at this site due to poor conditions. Working collaboratively with the developer Basis Piqua, LLC, the city conducted a market analysis to identify the best uses for this property, as it is a very important location in the community. The market analysis concluded that a national hotel



chain with a sit-down restaurant and a quick-service restaurant would provide the highest benefit and be the most appropriate at this location. Next, an economic analysis was prepared to explore the impact on the local economy, which showed a \$22 million dollar capital investment, leading to a \$51 million dollar economic impact during the construction phase of this project. Mr. Schmiesing added that once the three new establishments are open for business, the annual economic impact will be around \$18 million dollars, which is a projected \$207 million dollars economic impact for the community over the next ten years, plus additional jobs and more amenities offered to Piqua residents. After validation of the site's potential, the city worked to find the right end users identified by the developer, and the City Commission put in place a TIF designation to support the anticipated development financial needs of the project. The demolition is now completed, and the site is ready. Construction plans are ready, and the city is ready to move forward. Mr. Schmiesing explained that this new ordinance will amend the October 2023 development agreement previously authorized by the Commission. He said there is a target closing date of November 20th, and upon closing, the developer is prepared to begin work immediately. He noted that the city will be reimbursed the full amount paid to purchase this property, along with all costs incidental to financing the purchase and holding the property in the interim. Mr. Schmiesing then introduced Bond Counsel Emmett Kelly from Frost Brown Todd and Jerry Royce, the developer of Basis Piqua, LLC.

Commissioners Comments: Commissioner Simmons asked what specifically has changed since the original development agreement in October 2023. Mr. Schmiesing responded that the developer agrees that the city will receive all excess TIF revenues due to the city's financial burden in the past year to finance this project, and some final terms have been added that were not available last October.

Commissioner Hohman commented that amendments are necessary now, as it was impossible to project exact economic conditions 18 months in advance. As a result, the agreement includes real numbers now, accounting for rate differences.

Public Comments: Kim Heisler stated that the city is not in the real estate business. She also questioned the date of October 31st as a deadline to pass the legislation, saying that the city has had a year to prepare and should not rush the process now.

Commissioner Hohman replied that there was some reconsideration of terms and conditions to finalize the bond, and that this was a very lengthy, complicated process. He said that there was no intention to hide information or rush the process, as they followed the contingency plan.

Developer Jerry Royce explained the timeline of the project. He said it has been a two-year deal that required a lot of collaboration of several parties. The developer would like to start as soon as possible due to likely winter conditions. They plan to start building the Olive Garden in May, which could be completed by the end of next year. Chipotle plans to build in the spring as well and be ready to open in the third quarter of 2025, while the hotel wants to start building in the second half of next year.

Commissioner Simmons commented that it would be nice to have the new restaurants completed before the hotel. Mr. Royce added that the new service road will be constructed in April.

This served as a first reading for Ordinance No. O-17-24.

**2) Ordinance No. O-18-24**

An ordinance authorizing the City Manager and Finance Director to enter into a loan agreement on behalf of the City with the DaytonMontgomery County Port Authority and deliver a related Special Obligation Non-Tax Revenue Note of the City in the maximum principal amount of not-to-exceed \$2,500,000 for the purpose of paying all or a portion of the costs of the acquisition of real property by the City for the purpose of economic development, authorizing the execution of any additional documents related thereto, which may include a Cooperation Agreement and a Tax Agreement or Certificate; and authorizing other actions related thereto and connection therewith

Introduction: Mr. Schmiesing stated that Ordinance No. O-18-24 will authorize the issuance of tax-exempt development revenue bonds to support the tax increment financing structure for this project. This ordinance recognizes the previously unknown details in order to move forward with the TIF structure for this particular project. Issuance of this bond will prompt the developer to close on the property, while there is still some work that needs done with the Port Authority to obtain bond ratings. Issuance of the bond will allow for the TIF proceeds to go back to the city to reimburse the city for costs incurred.

Commissioners Comments: Commissioner Hohman thanked Mr. Schmiesing and the developer Basis Piqua, LLC, for all of their hard work responding to questions this past month.

Public Comments: None

This served as a first reading for Ordinance No. O-18-24.

**3) Resolution No. R-121-24**

A resolution authorizing the sale of real estate

Introduction: Mr. Schmiesing explained that this resolution authorizes the Piqua Improvement Corporation (PIC) to facilitate the purchase in advance of the subject property to enable the redevelopment, and the agreement requires PIC to receive and then transfer the property to the developer. The proceeds of the property from the developer to PIC then go to the city. Mr. Schmiesing stated that this is the preferred and recommended way to transfer the property, per legal counsel.

Commissioners Comments: Mayor Lee asked for Mr. Schmiesing to explain how the city is not in the real estate business. Mr. Schmiesing explained how the city has an interest in Economic Development, which allows the city to assist with projects coming to fruition by providing time for the development interests in the market. He said that there are lots of people and boards that have to be satisfied, and lots of paperwork to complete. Mr. Schmiesing pointed out that this development site is a very important property at the gateway to the community, which is why it was pivotal for the city to provide a developer with the opportunity necessary to engage with national hotel chains and restaurant users.

Commissioner Hohman restated that the city is in the business of Economic Development and City Planning. This allows the city to help facilitate the planning of new developments, creating a good balance in the community, and providing better products for the community.

Commissioner Vetter commented that the economic development of this project on Scott Drive far exceeds other plans suggested for this space, that it is a good plan, and potentially a great benefit economically to the city.

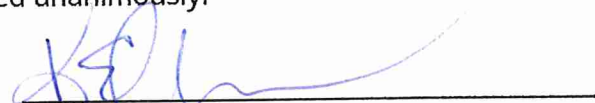
Public Comments: None

A motion was made by Commissioner Hohman to approve Resolution No. R-121-24, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

### ADJOURNMENT

Mayor Lee announced that Commission Meetings can be found on the city website and said that instructions will be provided shortly on the webpage for citizens on how to access the agendas and meetings. He said that the bandwidth issue with the last meeting has been fixed.

A motion was made by Commissioner Hohman to adjourn, and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

  
KRIS LEE, MAYOR

PASSED: 11-12-2024  
ATTEST: Diana L. Tauler  
COMMISSION CLERK



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**PIQUA CITY COMMISSION SPECIAL MEETING MINUTES  
TUESDAY, OCTOBER 22, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**ROLL CALL**

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

**MOTION TO APPROVE BUSINESS AGENDA**

1) Rules of Conduct for City Commission Meetings

A motion was made by Commissioner Hohman to approve, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

Mayor Lee stated that there were not changes to the Rules of Conduct for City Commission Meetings and the rules remain the same.

**OLD BUSINESS**

1) **Ordinance No. O-17-24**

An ordinance approving and authorizing the execution of a First Amendment to the Development Agreement between the City and Basis Piqua, LLC

Introduction: Chris Schmiesing stated that this ordinance pertains to the redevelopment at St Rt 36 and Scott Drive. This item will amend the development agreement that was previously authorized by the Commission in October 2023. Effectively, the amendments recognize the change in market conditions and the final negotiated terms. Now that we have end users and the discussions are final, we need to amend this agreement and the next agenda item which is authorization for the issuance of the bond to support the TIF. This will lead to the closing on the sale of the property, which will result in the city being repaid the amount to purchase the property, the cost to finance, and the cost for carrying the property.

Commissioners Comments: None

Public Comments: Kim Heisler asked why this ordinance was not added to an earlier agenda since

the Commissioners knew about it. Ms. Heisler pointed out a few technical items that she thought were missing or wrong on the Agenda. Commissioner Hohman responded by saying there is an additional procedure where the minutes are approved and that is the opportunity to correct errors. He also responded to Ms. Heisler's concern that the agenda was not posted in a timely manner by saying we have to post that we are meeting and that obligation was met. The Agenda is subject to change up until the Business Agenda is approved. Paul Oberdorfer added that we met our legal obligations in noticing the meeting and that with the Civic Clerk module, we are still accessing and adjusting things.

Mayor Lee said this will serve as a second reading.

**2) Ordinance No. O-18-24**

An ordinance authorizing the City Manager and Finance Director to enter into a loan agreement on behalf of the City with the Dayton-Montgomery County Port Authority and deliver a related Special Obligation Non-Tax Revenue Note of the City in the maximum principal amount of not-to-exceed \$2,500,000 for the purpose of paying all or a portion of the costs of the acquisition of real property by the City for the purpose of economic development, authorizing the execution of any additional documents related thereto, which may include a Cooperation Agreement and a Tax Agreement or Certificate; and authorizing other actions related thereto and connection therewith

Introduction: Chris Schmiesing said this ordinance describes the tax increment finance that supports the deal structure for the redevelopment of the Scott Drive site that we have been discussing. The issuance of the bond will generate the proceeds necessary to pay the city back for its original purchase of the property plus the carrying cost and the cost of holding the property.

This will serve as the second reading.

Commissioners Comments: None

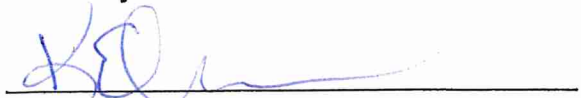
Public Comments: None

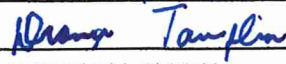
**ADJOURNMENT**

Mayor Lee announced that the meetings are not on YouTube anymore, and they are on the City's website. He said that you can live stream the meeting in real time or you can replay the video at anytime. Paul said that currently it takes 5 days to get the video up on the YouTube station and is low definition. The idea of switching to Civic Plus allows us to have the video and record of the meeting. The Mayor said he wanted everyone to know it would not be live on Channel 5 or YouTube, but it would be live for you to watch on the internet. Paul Oberdorfer added that the reason we are doing this is there are a lot of issues with public records, records retention and control of those records. He said when it goes out on a free service, whether it's Hulu, YouTube or another service, we do not have control of that video, and it could be manipulated or changed, and

we do not have jurisdiction over the archival rights to that, so the best practice for record retention is that we remain in control of the authority for videos.

A motion was made by Commissioner Hohman to adjourn, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

  
KRIS LEE, MAYOR

PASSED: 11/12/2024  
ATTEST:   
COMMISSION CLERK





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**PIQUA CITY COMMISSION SPECIAL MEETING MINUTES  
WEDNESDAY, OCTOBER 23, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**ROLL CALL**

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

**MOTION TO APPROVE BUSINESS AGENDA**

**1) Rules of Conduct for City Commission Meetings**

A motion was made by Commissioner Hohman to approve the business agenda, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

Mayor Lee said the Rules of Conduct for City Commission Meetings have not changed.

**OLD BUSINESS**

**1) Ordinance No. O-17-24**

An ordinance approving and authorizing the execution of a First Amendment to the Development Agreement between the City and Basis Piqua, LLC

Introduction: Chris Schmiesing said this item will amend the development agreement that was previously authorized by the Commission in October 2023. This will provide for the appropriate insertions of tax and information to finalize those documents and allow this project to go forward. This allows for the site to be redeveloped with a nationally known sit-down restaurant, a quick service restaurant, and a hotel.

Commissioners Comments: None

Public Comments: Kim Heisler asked why the agenda did not state third reading.

Mayor Lee stated the minutes have not been approved yet. Amy Welker stated that there is no requirement that the agenda states which reading it is. Commissioner Hohman said that the



documents are not finalized until the Commission approves the minutes.

Jerry Royce of Basis Company said he really appreciates the patience the Commission has had while working on this process for two years. Mr. Royce said they are up against a time crunch because of mother nature, but he is excited to work with the city. He said that Chris, Paul, Frank and the City have been great to work with. Mr. Royce said it was a very complicated deal. Mr. Royce said they would love to have a celebration or ground-breaking because this is a big deal for his company and the City of Piqua, and it is something that should be celebrated.

This will serve as a third reading.

A motion was made by Commissioner Hohman to approve, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

**2) Ordinance No. O-18-24**

An ordinance authorizing the City Manager and Finance Director to enter into a loan agreement on behalf of the City with the Dayton-Montgomery County Port Authority and deliver a related Special Obligation Non-Tax Revenue Note of the City in the maximum principal amount of not-to-exceed \$2,500,000 for the purpose of paying all or a portion of the costs of the acquisition of real property by the City for the purpose of economic development, authorizing the execution of any additional documents related thereto, which may include a Cooperation Agreement and a Tax Agreement or Certificate; and authorizing other actions related thereto and connection therewith

Introduction: Chris Schmiesing said this item will authorize the issuance of a tax-exempt revenue bond that will support this project. The items referenced in the quite lengthy title are all included in the packet.

Commissioners Comments: None

Public Comments: Kim Heisler asked for an explanation as to why the Commission did not pass this on the first reading.

Commissioner Hohman said that there usually needs to be a reason that would make it an emergency. Commissioner Hohman said every meeting is unpredictable and anything could happen during the meetings. Commissioner Simmons said it would have been more convenient with his schedule to speed it through, but he wanted to give the public a chance to come up and make comments. Commissioner Hohman said the Commissioners do care about the public and that is why they took the time to come three days in a row.

This will serve as a third reading

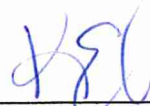
A motion was made by Commissioner Simmons to approve, and Commissioner Hohman seconded

the motion. All were in favor and the motion was carried unanimously.

### ADJOURNMENT

Mayor Lee said that he had no further comments and there was no public comment since it was a special meeting.

A motion was made by Mayor Lee to adjourn, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.



KRIS LEE, MAYOR

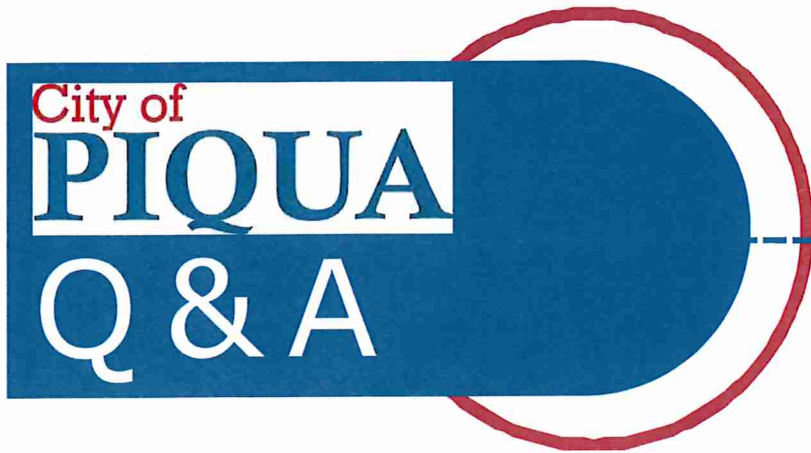
PASSED:

11-12-2024

ATTEST:



COMMISSION CLERK



10/23/2024

There were several questions asked by citizens at the Piqua City Commission Regular Meeting on October 15, 2024, regarding the Deerfield Subdivision Preliminary Plat and Rezoning Project. The following answers were provided:

- **Per paperwork – 201 singles; 132 multi-units. How many units are in the multi-units; i.e., 2? All on 83.66 acres – 15.49 open = 68.17.**
  - This application is for a preliminary development plan. They lay out the general requests being made, which include 201 single family homes, and 132 townhome units. They will have to come back to the Planning Commission for a final plan/plat approval which define each phase in final detail.
- **What is the estimated price point for the units to buy and/or rent?**
  - The developer has stated the 1,200-2,600 s.f. homes start at \$300K and go to \$400+K.
  - The Townhomes are 1,400-1,600 s.f. and start at \$200K and go to \$300K.
- **Are these planned to be rentals or sold? Will they be sold to investors?**
  - Both products are fee simple products, not rentals. The city has no control over who buys the home; the free market will determine that.
  - The developer at the City Commission meeting made it clear they were intending to sell the lots to individual homeowners.
- **Once rezoned, can they make them all multi-units and not do any single units? What is the maximum units that can be developed?**
  - The preliminary development plan states the general approval of the site including the density, units, etc. If they would want to change those approvals in the future, they would have to go back to the Planning Commission and City Commission for another approval. This process would include additional public hearings and notices.
  - Based on the request, they can develop 201 single family units and 132 townhome units.

- **At a minimum that could be 333 families – more with the multi-units. How does this relate to our school system and other public facilities?**
  - The City of Piqua has a Comprehensive Plan, which details the goals and objectives of the community. That plan reflects in many areas the desire of the community to grow and have a diversity of housing choices.
  - In regards to the impacts on the schools and public facilities, these owners will pay taxes just like those in other residential communities in the city. Their children will have a right to utilize all schools and facilities within our community, as any other resident would.
  - Discussions with the school have occurred and there are plans to accommodate this growth over the next 5-7 years.
- **Currently, Piqua-Clayton Road is busy with people ignoring the speed limits. The paperwork states improvements to the road will be needed. Who will pay for these improvements?**
  - As part of the final development plans / plats, additional approvals will confirm the scope of improvements and costs associated. These improvements could include curbs, gutters, a turn lane, etc.
  - Standard policy is for the developer to pay to put in their improvements and then they are dedicated to the city to maintain. With this project, it is likely the city will make additional improvements to Piqua-Clayton Road to accommodate this growth, but that will be determined once a final development plan is approved.
- **It appears D.R. Horton has an option to purchase only if the resolution passes? It says “Option on land requested for rezone.” Is that correct?**
  - We are not party to the purchase agreement and cannot confirm any language related to their potential purchase.
- **The plans show D.R. Horton is going to build in phasing. How many phases are they estimating per year?**
  - They show 5 phases total. They have not estimated how many they would build in a year but have stated that they will begin the next phase of development only when the previous development is substantially sold.
  - At the City Commission meeting the developer estimated a 5-7 year build out.
- **D.R. Horton is one of the largest homebuilders in the USA. What drew them to Piqua in an area that has been pretty stagnant?**
  - The City of Piqua has many great opportunities, and many developers are seeing the value in our community. We are thankful that we have many different developers interested in Piqua for residential, retail, industrial, and many other projects!
  - The developer noted all the growth potential in Piqua, the investments the city has made in Lock 9 Park and its Downtown, and market studies that positively support Piqua.

- **Are there enough people requiring these homes in Piqua or is the plan to rent/sell these units to people outside of Miami County.**
  - Who purchases homes is up to the free market. We can state that a homebuilder would not build a residential product if they didn't believe they could sell it. We have been fortunate this year to have two other subdivisions under construction in Piqua, both of which are selling homes very quickly.
  - We are aware of a substantial demand for people who want to live in Piqua, but we cannot clearly define an answer to your question, as again, anyone is free to buy a house that is for sale.
- **Where else are they building in Clark, Miami, and Shelby counties?**
  - You would have to direct that question to D.R. Horton, but at the City Commission meeting they noted they were also building in Troy.
- **This property has been up for development for many years. My husband was told by the city that the building in this area is very slow. Most of building is on east side of Piqua. What has changed? What is the plan to get people into the area to rent/purchase these?**
  - All developers complete market studies and look at the overall growth patterns in communities. We are fortunate that so many great things are going on in Piqua and that developers are interested in our community.
  - Right now, we have construction on projects on the east and west sides of Piqua.
  - Nothing has changed in the city's effort to create a place that people want to live. We continue to strive to develop unique places and create amenities that people want to enjoy. With the investments made Downtown recently, we also are seeing additional demand for people who want to live, work, and recreate in Piqua. These are certainly good things for our community.
- **What is the projected net income to the city if all units are built and occupied?**
  - This is not possible to project, as it would substantially depend on someone's income, which we cannot estimate.
- **I also believe that the zoning should remain as single family homes, and the lot sizes should remain the same and not be shrunk down. The owner of the land purchased the land knowing the zoning and lot sizes were already established.**
  - The applicant is requesting to make changes, as they are permitted to do by law. The city has a process which has been followed. That process includes Planning Commission approval, with public comment, and City Commission approval, with public comment.
  - The developer has stated that the S.F. homes will be 1,200-2,600 s.f. homes and start at \$300K going into the \$400K range.
  - The existing zoning does not impact the size or potential price of the homes, only the total number of homes potentially developed on the site.

- The developer noted at the City Commission meeting that the market for larger lots is limited. They show a demand for smaller lots, with less yard to maintain.
- **It is a concern that multi-family homes will lead to lower property values in our area.**
  - The Townhome products are 1,400 to 1,600 square feet and are estimated to start at \$200k and go into the \$300-400k range. These values are higher than the median home price in Piqua by two or three times.
  - This product is something that we have a strong demand for in Piqua, as there are lots of 20/30-year-olds who wish to own, and there are lots of empty nesters, who wish to downsize and not have land to manage.
  - The median home price in Piqua in 2020 (the last year of actual census data) was \$110,100. The median home price in Miami County in 2020 was \$190,900. The gap between these numbers is primarily due to the lack of new housing built in Piqua over the last 10+ years. Places like Troy and Sidney have built 2-3 times more homes per year than we have in Piqua.
- **Those of us that live here were never notified of this issue. Instead, we saw a post on facebook yesterday. I live 781 feet from the end of the road. This proposal would affect me directly, and also my neighbors, who also did NOT receive any notice about this in our mailboxes.**
  - Our standard for all development notifications are 200 feet from the proposed project. We have these standards because we are unable to provide notification for all projects to all people in the community through direct mailing, as that is cost prohibitive.
  - What we also do is place all documents and meetings on our website and we publish them early so people can review.
  - We have reviewed policies in surrounding communities, and the process in Piqua is very similar to what a majority of other communities follow.
- **Who makes these decisions prior to being presented to the public? What is the chain of command?**
  - The applicant applies to our Planning Commission by a deadline and our Staff go through a process of reviewing the application. That process includes public notifications, staff reports, packet creation, and then meetings.
  - The Planning Commission makes a recommendation to the City Commission, who also hold a public hearing prior to any decision.
- **How can they do so without our public knowledge or approval prior to presenting? Documents have already been drawn up, thousands of dollars already spent, drawings nearly completed ...is it a done deal already and we just need to approve it?**
  - The applicant works with Staff prior to application to assure they are compliant with the City's process and material requirements. This includes discussions about city standards, development code concerns, and comprehensive plan compliance.



- The applicant applies to the Planning Commission by a specific date monthly to make it onto the agenda. They are required to complete an application, provide materials, and pay a fee. This is a consistent process for all applications.
- The materials are then reviewed by Staff for compliance with the comprehensive plan, development code, and other codes in the city and a staff report is generated. Notice is sent out to property owners and the agenda is placed on the city website with materials prior to the meeting.
- The Planning Commission then hears the case, which allows the Staff, applicant, and the public to comment on the request. The application can be modified throughout the Planning Commission process. If the Planning Commission determines that staff requests should be incorporated, or public comments should be incorporated, they can request those changes to the application and require the applicant to update their plans and bring them back for formal approval. The Planning Commission makes a recommendation to the City Commission for formal approval. That recommendation can be to approve the application or to deny the application.
- The City Commission then hears the case, which again allows the Staff, applicant, and the public to comment on the request. The City Commission has a right to modify the application prior to their approval.
- The application is a “done deal” after that process is completed, which will include notification of public hearings, public meetings with public comment, and almost six weeks of review time between application and potential approval for additional comments. Although this process may seem quick to some, if the Planning Commission or the City Commission table the case, or request additional modifications, this process may take much longer. The goal of the process is to allow public input at every step of the process and to assure the request not only conforms to the requirements of the city, but is also the best outcome for the community.

- **How will it help or be of benefit to the current residents?**

- In this case, the request does meet the intent of the Comprehensive Plan, which is our primary planning document. The development provides more housing as well as providing a mix of housing types – both specifically called out in the housing section of our Comprehensive Plan. If this was approved, it would provide additional opportunities for our community to choose different types of housing choices – single family new builds and townhome products that are desired.

- **Who orchestrated this or how did it come about?**

- The developer came to the City of Piqua and requested to develop the land. This is the same process that occurs when any development is proposed.

- **Who will it benefit?**

- The residents who move into these homes will benefit from having the homes they wish to live in.

- **Why is there a Bruns sign still up for sale of development land if it is already accounted for?**
  - We do not control the sale of the property and cannot comment on why that sign is still up, as the city has nothing to do with that sign or the sale of the property.
- **Is there any government monies, grants, subsidies, or kickbacks received initially, throughout this building process, or at completion from any entity that the City of Piqua, builder, land owner, or contractors receives for moving forward with this large scale project?**
  - No.
- **Are there or will there be incentives or preferences as to who is able to inhabit these structures? My concern is there is a possibility of incentives already in place for the folks crossing the border, and/or will they get preferential rights to these homes prior to the citizens of Piqua itself, being it is starter homes, etc.**
  - These will be market rate houses / townhomes that will be free for anyone to purchase as they wish.
- **Have the proper questions been asked? Commissioners/City Planner/City Officials - Have any of you researched this company or done any homework other than read and looked at what was being proposed in this agenda, past the conversation of it being completed?**
  - Our Staff has reviewed the request and has provided a Staff Report which is publicly available on our website. Again, the Community Services Department reviews all requests in relation to the Comprehensive Plan and our Development Code, Engineering Standards, etc. This is a preliminary plan, so the developer is not required to provide all documents related to specific calculations, etc. at this point in the review. If they are approved, they would have to come back to the Planning Commission and City Commission with each phase for approval. These 'final development plan / final plat' approvals include ALL of the details including the number of trees, width of the sidewalks, etc.
- **What are the expectations for who is moving in?**
  - We would expect to see those who wish to live in new single-family homes or in townhomes move in. The price points will be \$200-300+K for the townhomes and \$280-400+K for the single-family homes.
- **Why now? We see the influx of folks heading to Sidney, Celina, Springfield, and many other communities that are inundating them beyond what they are able to handle. Is this in preparation for housing for them? We definitely don't want to compete with Springfield.**
  - The developer made the application to build homes in Piqua by the deadline to be on the October 8 Planning Commission meeting. Our process dictates that they continue through to the City Commission, as has occurred.
  - The City Commission is reviewing the case now because that is the standard process and timeline for replat and Zoning Map Amendment requests.

- **Are or will there be any minimum requirements for the buyers for moving in? US citizen (5 yr or longer), speak English, pass proficiency tests? If not, can there be? I don't want us to be another Springfield, or be in an environment where we cannot communicate due to language barriers in which we have to hire translators in schools and businesses just to move forward. All being a huge cost to us the citizens.**
  - No, that type of test you are noting would be illegal. Anyone who can afford to buy the homes would be permitted to do so.
- **Will there be any HOA type restrictions placed on them or codes enforced through the city for violations?**
  - The City does not require HOA creation, nor enforce HOA rules. The properties will be covered by the Development Code and Property Maintenance Code of the City of Piqua and will be reviewed for violations as any property in the city is reviewed.
- **Is there a bonus for them to complete early or during any part of the process?**
  - We are not aware of any bonus. There is nothing from the city.
- **Is the builder/contractors getting any kind of tax breaks, kickbacks, from the city for any part of this process?**
  - No.
- **Will local folks be hired for any of these jobs, will it create any local jobs, even short term, or only outsiders, making a profit?**
  - The developer is a private business and hires people they wish to hire. The city government does not interfere with private business.
- **Who will be paying for the water, sewer, electricity to be ran, etc. to be constructed? The city which is the current residence or someone else?**
  - The developers will put in all utilities. The city generally puts in lighting (as we did in Indian Ridge and Arrowhead), but that will be finalized in the final development plan. All tap fees and roadway costs are paid for by the developer.



**PIQUA CITY COMMISSION SPECIAL MEETING MINUTES  
TUESDAY, OCTOBER 29, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

Mayor Lee made a comment about a previously tabled resolution regarding the Deerfield Subdivision expansion project. He said he appreciates the residents who joined us earlier this month to voice their opinions. Mayor Lee stated that we had planned on making a motion at the November 12th regular meeting to withdraw Resolution R-118-24 and R-119-24 from the tabled items and from the agenda. Instead, the mayor said he proposes a Special Meeting later in the month to give the Commissioners ample opportunity to hear from residents, and then they will consider how to move the project forward.

**ADJOURNMENT TO EXECUTIVE SESSION**

A motion was made by Commissioner Simmons to adjourn to Executive Session, and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

**ROLL CALL**

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

**EXECUTIVE SESSION**

The Executive Session was to consider pending or imminent litigation.

**ADJOURNMENT FROM EXECUTIVE SESSION**

A motion was made by Commissioner Hohman to adjourn from Executive Session, and

Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

## **MOTION TO APPROVE BUSINESS AGENDA**

A motion was made by Commissioner Hohman to approve the Business Agenda, and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

- 1) Rules of Conduct for City Commission Meetings

## **NEW BUSINESS**

- 1) **Ordinance No. O-19-24**

An emergency ordinance to amend procedural Rules of Conduct for City Commission

Introduction: Frank Patrizio said this ordinance makes a couple of changes to the rules. One is that the time for non-public comment will be extended to seven minutes in the non-agenda items. The next change is to allow signs that are 8.5x11. Although they will be permissible, they cannot be waved. The third major change is that persons outside the city limits, including Springcreek Township, Washington Township and/or Miami County, can comment during the non-business agenda.

Commissioner's Comments: None

Public Comments: Kim Heisler thanked the Commission for the rule changes and said they really do make a big difference. Kim voiced concern about the meeting not showing up live on her phone.

A motion was made by Commissioner Simmons to suspend the three reading rule, and Commissioner Vetter seconded the motion. Commissioner Hohman, Mayor Lee, Commissioner Simmons, Commissioner Vetter voted in favor and Commissioner DeBrosse voted against.

A motion was made by Commissioner Simmons to approve the ordinance, and Mayor Lee seconded the motion. Mayor Lee, Commissioner Simmons and Commissioner Vetter voted in favor, and Commissioner DeBrosse and Commissioner Hohman voted against the motion. Mayor Lee stated that the motion passed with Yes 3, No 2.

After the introduction of Resolution number R-122-24, Frank Patrizio, Law Director, asked for a moment to review the Charter. Mr. Patrizio said to pass the Resolution and/or Ordinance as an emergency, it would have to pass with 75% of the vote.

A motion was made by Mayor Lee to reconsider the passage of Ordinance number O-19-24, and Commissioner Simmons seconded the motion. Mayor Lee, Commissioner Simmons, Commissioner Vetter and Commissioner Hohman voted in favor, and Commissioner DeBrosse voted against. The motion to reconsider the vote was passed with Yes 4, No 1.

A motion was made by Commissioner Simmons to approve the Ordinance, and Commissioner Vetter seconded the motion. Mayor Lee, Commissioner Simmons, Commissioner Vetter and Commissioner Hohman voted in favor, and Commissioner DeBrosse voted against.

**2) Resolution No. R-122-24**

An emergency resolution authorizing the City Manager to enter into an agreement in Case No. 3:24-cv-99

Introduction: Frank Patrizio said this resolution is a result of a lawsuit the city was involved in. The insurance company has recommended and negotiated settlement. The City will pay out of pocket approximately \$2,500.00 and the insurance company will pick up the rest.

Commissioner's Comments: None

Frank Patrizio asked the Commissioners to hold their vote until he checked on something.

Public Comment: Kim Heisler questioned the procedure of when the agenda and packet would show on the website. Ms. Heisler stated her concern that the agenda packet was not posted with enough notice.

Paul Oberdorfer said that we met the legal requirements for posting the meeting. The mayor stated that there was a difference in the notice of a meeting and the agenda packet.

Frank Patrizio asked the Commission to reconsider the vote on the Emergency Ordinance. Mr. Patrizio said it takes 75% to pass and the same with the resolution. The Commission made a motion to reconsider O-19-24. This is documented in the minutes under the Ordinance O-19-24.

Commissioner Hohman asked for clarification on the rules to pass an emergency resolution. Frank Patrizio read the Charter pertaining to passing legislation by emergency.

Mayor Lee asked for a motion to approve Resolution R-122-24. Frank DeBrosse asked that before the Commission proceeded with a vote, that the Law Director clarify how many votes for passage this needed. Frank Patrizio said that four votes are needed in favor for the resolution to pass as an emergency. Commissioner Hohman questioned whether a resolution had to be passed as an emergency since there was only one reading. Frank Patrizio explained that in order for the resolution to take effect immediately it has to be passed as an emergency and have 75% in favor. Frank Patrizio said if it is not passed as an emergency, then you only need three in favor. Mayor Lee said he would like to leave it as is and make it an emergency.

A motion was made by Commissioner Simmons to approve the passage of R-122-24, and Mayor Lee seconded the motion. Mayor Lee, Commissioner Simmons, Commissioner Vetter, and



Commissioner DeBrosse voted in favor and Commissioner Hohman voted against. The motion to reconsider the vote was passed.

### COMMISSIONERS COMMENTS

Mayor Lee said normally there would not be Commissioner's Comments at a Special Meeting but asked if any of the Commissioners would like to make a comment.

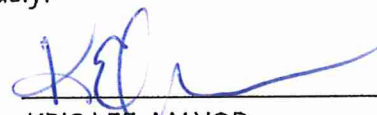
Commissioner Simmons reminded citizens that Thursday is Trick or Treat from 6pm - 8pm. He said that he lives at 215 McKinley Avenue, and him and his wife will be passing out homemade oreos.

Commissioner Vetter gave a tribute to Frank Barhorst who was a real lion for the first ward. He served five terms as a city commissioner and twice as mayor. He was also a founding member of the Southview Neighborhood Association. Commissioner Vetter considered him to be a strong mentor. He offered condolences to Frank Barhorst's family. Commissioner Vetter asked if we received bids back for the Mote Park Project and Paul Oberdorfer said that the city is still in conversations with the schools on that. Commissioner Vetter said that there was a really wonderful Piqua Energy Board meeting today, and they received more good news for the Piqua Electric System. He said there was some sad news, as we received the resignation of Ed Krieger, which is a real loss to the city. He added that Ed Krieger has worked for the city for 26 years. Commissioner Vetter wanted to make the citizens aware that Piqua has sent units to help with the most recent hurricanes and the mayors of those cities have been very complimentary about the work that Piqua workers have done. Commissioner Vetter confirmed that the Hance Pavillion meeting that was tentatively scheduled for the 7th was cancelled. Paul Oberdorfer said they are waiting for the report back from ODNR and the dam and canal system. Commissioner Vetter hopes in next years budget we will be able to expand the assistance for stray cats. Paul Oberdorfer said we are working with a TNR provider outside of the Dayton Humane Society and that the people who take care of the trail have re-homed over 100 cats this year.

Mayor Lee and Commissioner Hohman and Debrosse had no comments.

### ADJOURNMENT

A motion was made by Commissioner Hohman to adjourn, and Mayor Lee seconded the motion. All were in favor and the motion was carried unanimously.

  
KRIS LEE, MAYOR

PASSED: 11-12-2024  
ATTEST: Diana Tanple  
COMMISSION CLERK



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**PIQUA CITY COMMISSION EXECUTIVE SESSION MINUTES**  
**WEDNESDAY, NOVEMBER 6, 2024**

**CALL TO ORDER**

Piqua City Commission met at 4:30 p.m. in the Municipal Government Complex in the Administrative Conference Room on the 2nd floor located at 201 W. Water Street, Piqua, Ohio.

**ROLL CALL**

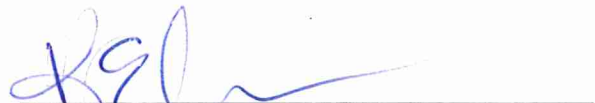
Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, Commissioner Simmons, and Commissioner Vetter were present.

**EXECUTIVE SESSION**

The Executive Session was to consider the appointment, employment, dismissal, discipline or compensation of the City Manager or City Clerk.

**ADJOURNMENT FROM EXECUTIVE SESSION**

A motion was made at 6:21 p.m. by Commissioner Hohman to adjourn from Executive Session, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

  
\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: 11-12-2024  
ATTEST:   
COMMISSION CLERK

City of  
**PIQUA** COMMISSION AGENDA  
STAFF REPORT

K.1.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE</b>          | November 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>REPORT TITLE</b>          | <b><u>Resolution No. R-118-24 (Tabled)</u></b><br>A resolution to consider a preliminary replat of parcels N44-076518 and N44-077518                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>SUBMITTED BY</b>          | Kyle Hinkelman , Director<br>Community Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>AGENDA CLASSIFICATION</b> | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>BACKGROUND</b>            | <p>The applicant has requested to create a development that includes a mix of single-family residences (201 total) and townhomes (132), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. 15.49 acres of open space has been provided which includes potential amenities and ponds. This proposal aligns with Objective H3 from the 2007 Plan It Piqua Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and townhome options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living. If this resolution is approved, the Developer will be required to bring back each Phase for Final Development/Plat, which will have all of the required details provided and show how they meet all of the City of Piqua standards specifically. This preliminary plat is intended to reflect the general concept and goals for the development, including the number of single family and townhome lots, the general road alignment, pond location, and buffer locations. The Planning Commission met on October 8, 2024 and voted 5-0 to recommend approval of the</p> |

|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                                              | requested preliminary plat - PC 23- 24. Piqua Staff did note at the Planning Commission meeting some concerns regarding the proposed plan including potential improvements to Piqua-Clayton Road that would be necessary, parking shown in the ROW, utility locations, and protection near ponds. Staff also discussed the cul-de-sacs that are shown near Eagle's Nest. These more detailed concerns will be addressed as the final plat comes back for approval. At the public hearing of the Planning Commission there were numerous comments about the plan, including concerns about traffic/speeding, school overcrowding, maintenance, home values, and construction traffic among others. |     |
| <b>BUDGET/FINANCIAL<br/>IMPACT</b><br>(Project costs and<br>funding sources) | Budgeted \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$0 |
|                                                                              | Expenditure \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | \$0 |
|                                                                              | Source of Funds:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | \$0 |
|                                                                              | Narrative:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A |
| <b>ATTACHMENTS</b>                                                           | 1. PC 23-24 - PACKET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |



**Resolution No. R-118-24 (Tabled)**

**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: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

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

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## RESOLUTION No. PC 23-24

WHEREAS, D.R. Horton, has submitted a request for a recommendation of approval for a replat of parcels N44-076518 and N44-077518; and,

WHEREAS, the City of Piqua Code of Ordinances section 151.34 provides the procedure for approving a Final Plat; and,

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

- ☐ Will conform with the stated intent of the Complete Streets Policy.
- ☐ Will not threaten the general health, safety, and welfare of the properties affected.
- ☐ Is compatible with the general economic development policies of the City.
- ☐ Conforms to all other applicable plans, policies, codes and regulations of the city.

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

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|                     | AYE                                 | NAY                      | ABSTAIN                  | ABSENT                   |
|---------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Mr. Bradley Bubp    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Eddie Harvey    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Terry Wright    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Adam Seas       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Micah Underwood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# STAFF REPORT

## Planning Commission

**Date:** October 8, 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:** 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.

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### Staff Comments and Recommendations:

Staff recommends conditional approval of the preliminary replat and zoning designation change, with the following considerations:

The proposed development includes a mix of single-family residences (201 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. Additionally, 15.49 acres of open space will enhance the community's character, and the proposed density of 3.98 units per acre is appropriate for the area.

The proposed lot sizes for both single-family homes and townhomes are well within reasonable ranges for this type of development. Typical single-family lots will be 7,020 square feet, providing ample space for homeowners while maintaining an efficient use of land. The townhome lots, at 2,000 square feet each, will offer a more compact, low-maintenance living option, which could appeal to a broader demographic, including young professionals, downsizers, and smaller families. The inclusion of multi-unit living near an existing development also ensures a gradual transition between different housing types, enhancing neighborhood cohesion and providing housing diversity. The 15.49 acres of dedicated open space will further enhance the overall livability of the development, creating recreational and aesthetic value for future residents.

# STAFF REPORT

This proposal aligns with **Objective H3** from the 2007 *Plan It Piqua* Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. The variety of single-family homes and townhomes proposed in this development reflects a thoughtful approach to meeting these needs. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and multi-unit living options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living.

While the proposal has many positive elements, there are a few areas that require further attention to ensure the development meets city standards and aligns with long-term planning goals. Particularly, staff cannot support the current road configuration at the north end, where Eagles Lake Drive is not connected. This design creates unnecessary maintenance challenges and promotes inefficient circulation, offering no tangible benefit to the City. Staff recommends revising the road layout to ensure a proper connection.

Additional staff comments have identified several improvements and adjustments that should be incorporated into the final design, and may not be limited to:

- **Improvements on Piqua-Clayton Road:** Necessary upgrades, including potential right-of-way (R/W) acquisition, should be addressed in coordination with the City.
- **R/W parking spots:** Further discussions will be required regarding their location, specifications, and any potential modifications.
- **Utilities:** Final construction plans will need to be refined to ensure utilities comply with City standards. For example, utility mains should not run between houses, although stormwater lines may be permitted with proper easement or HOA space.
- **Stormwater management:** Protective measures, such as guardrails, should be installed within the R/W where stormwater basins are directly adjacent to ensure public safety.

With these revisions and conditions in place, staff believes the project will align with City standards and enhance the community's residential offerings. Therefore, staff recommends approval, contingent upon addressing the outlined issues.





## 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](mailto: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

|                                                        |                                                                                            |                                                                         |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>Application</b> | <input checked="" type="checkbox"/> <b>Lot Plan</b><br>(Show existing and proposed zoning) | <input checked="" type="checkbox"/> <b>\$100 Fee</b><br>(Cash or Check) |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|

|                                                                                     |  |                                                            |                                                 |
|-------------------------------------------------------------------------------------|--|------------------------------------------------------------|-------------------------------------------------|
| <b>APPLICANT INFORMATION</b>                                                        |  | <input checked="" type="checkbox"/> <b>Primary Contact</b> | <input type="checkbox"/> <b>Billing Contact</b> |
| First Last Name: D.R Horton                                                         |  |                                                            |                                                 |
| Contact Person First Last Name: Rob Smith                                           |  |                                                            |                                                 |
| Mailing Address: 4705 Duke,Drive, Suite 250, Mason, OH 45040                        |  |                                                            |                                                 |
| Phone Number:                                                                       |  | Email:                                                     |                                                 |
| Type of legal interest held by applicant: Option on land being requested for rezone |  |                                                            |                                                 |
| <b>OWNER INFORMATION</b>                                                            |  |                                                            |                                                 |
| First Last Name: Craycon Homes Inc.                                                 |  |                                                            |                                                 |
| Mailing Address: PO Box 1499, Piqua, OH 45356                                       |  |                                                            |                                                 |
| Phone Number:                                                                       |  | Email:                                                     |                                                 |

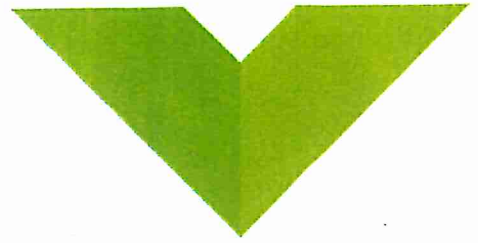


Zoning Designation Request  
Application

|                                                                                                     |                                                   |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>LOCATION DETAILS</b>                                                                             |                                                   |
| <b>Street Address:</b> Piqua-Clayton Rd., Piqua, OH 45346<br>and Spotted Doe Trail, Piqua, OH 45346 | <b>Parcel ID Number:</b> N44-07618 and N44-077518 |
| <b>Existing Zoning District:</b> RE-10                                                              | <b>Proposed Zoning District:</b> RE-6 and S-RM    |

|                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT INFORMATION - Attach additional page(s) if necessary.</b>                                                                                                                                                                          |
| <b>Briefly describe the reason for the requested zoning change:</b><br>Rezoning request is to allow for a new residential development with a mix of product types, both single family homes and also townhomes parceled into fee simple lots. |

|                                                                                                                         |                                          |
|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>ACKNOWLEDGMENT AND AUTHORIZATION</b>                                                                                 |                                          |
| The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge. |                                          |
| <b>Applicant Name</b><br>Rob Smith                                                                                      | <b>Date</b><br>9/20/24                   |
| <b>Applicant Signature</b><br>       | <b>Title</b><br>Land Acquisition Manager |



DATE: September 20, 2024

NAME: Kyle Hinkelman, AICP

PLACE: City of Piqua  
201 W. Water St.

ADDRESS: Piqua, OH 45356

PROJECT NUMBER: MIA-PIQ-2403

PROJECT NAME: Deerfield Subdivision Preliminary Plat and Rezoning

SENT VIA: ☐ MAIL ☒ HAND DELIVERED ☐ UPS

DESCRIPTION:

1 application

1 \$100 check

3 – 11x17 copies of preliminary plan

3 – 11x17 copies of building renderings

1 – 24x36 copy of preliminary plan

If you have any questions, please feel free to contact our office.

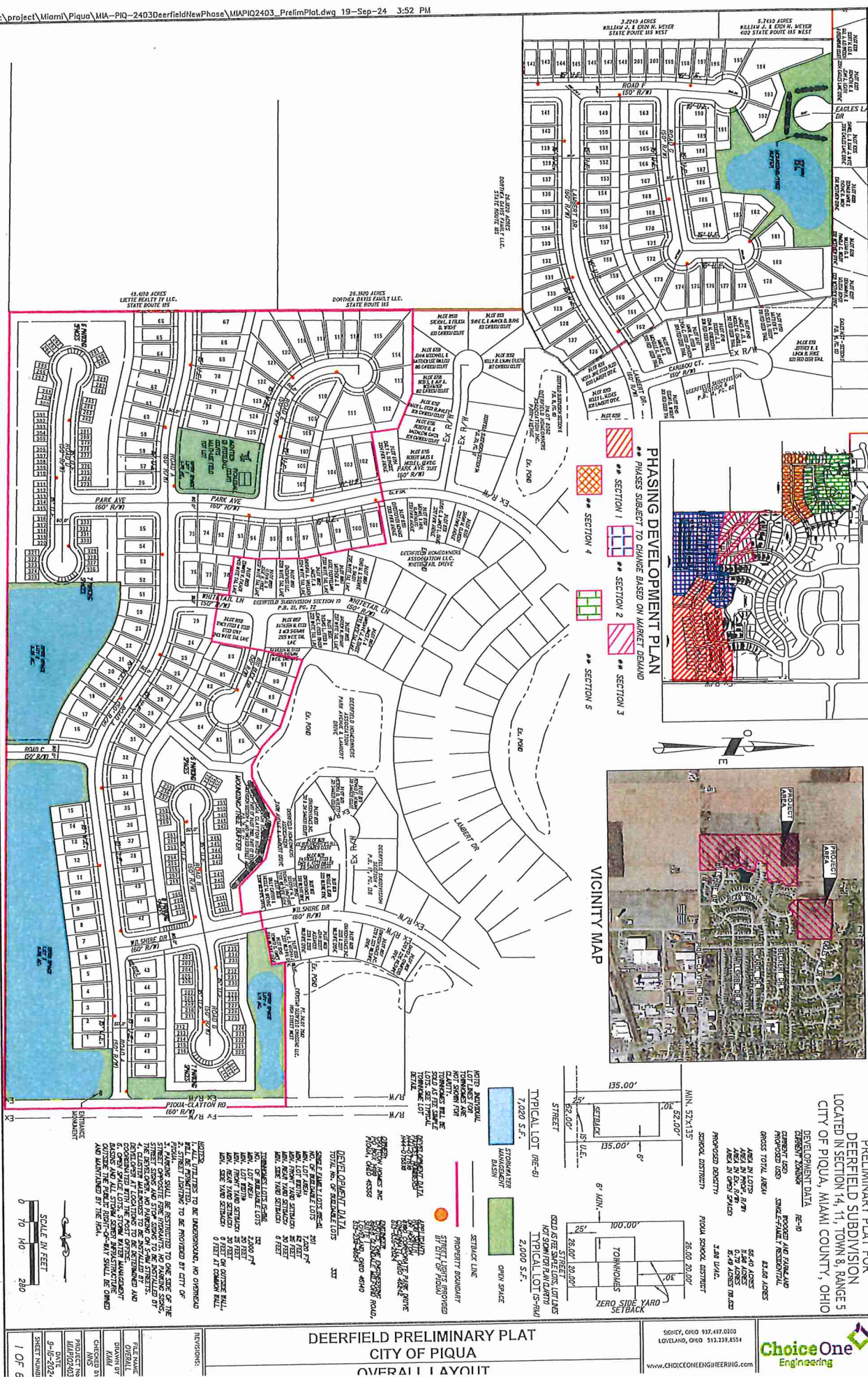
Signed: Nicholas J. Selhorst, P.E.

W. Central Ohio/E. Indiana  
440 E. Hoewisher Rd.  
Sidney, OH 45365  
937.497.0200 Phone

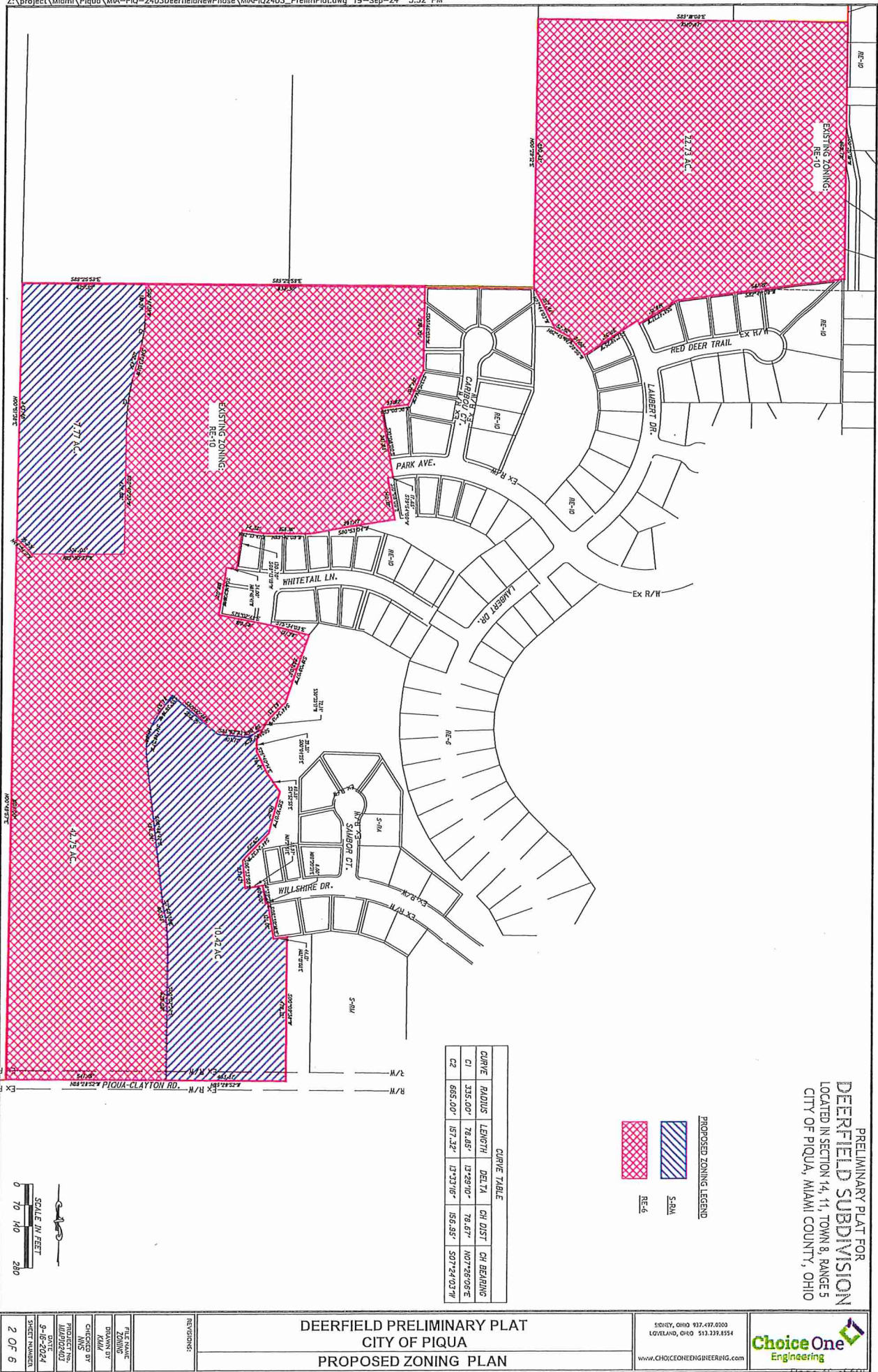
S. Ohio/N. Kentucky  
8956 Glendale Millford Rd., Suite 1  
Loveland, OH 45140  
513.239.8554 Phone





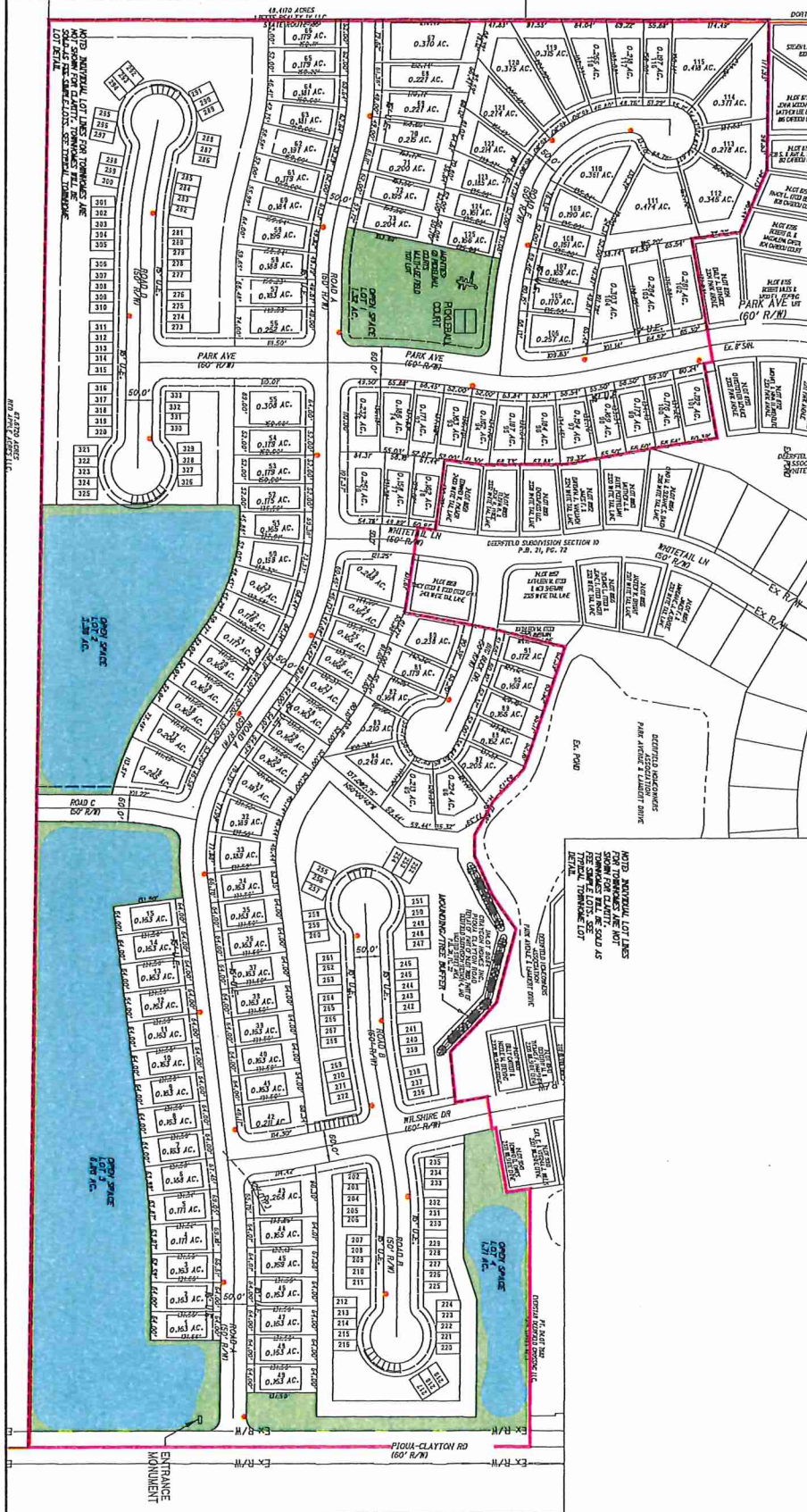






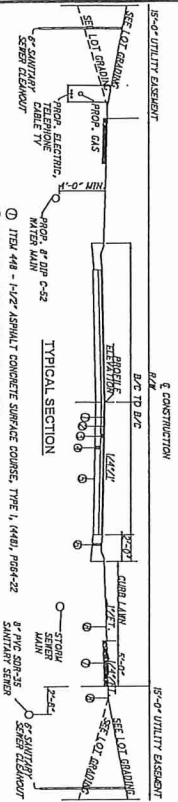
PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO





- 1 ITEM 408 - 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), 1004-42  
 2 ITEM 407 - 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448)  
 3 ITEM 406 - 2" ASPHALT CONCRETE BASE COURSE, 1004-42  
 4 ITEM 204 - SUBGRADE CONSTRUCTION  
 5 ITEM 608 - COMBINATION CURB AND GUTTER - TYPE 2  
 6 ITEM 609 - 4" CONCRETE WALK  
 7 ITEM 609 - SEEDING AND MULCHING, CLASS 1

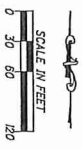
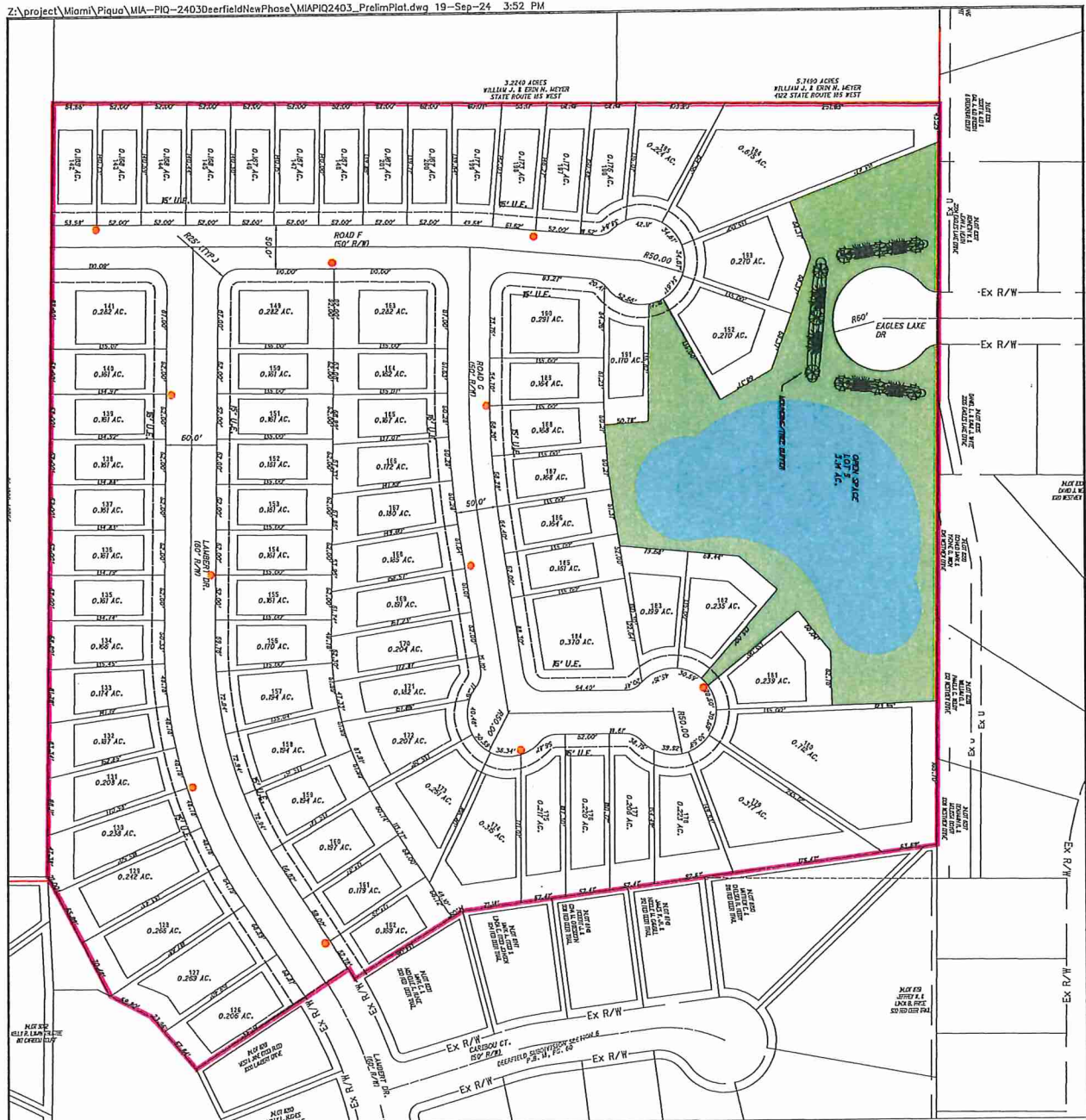
| ROAD NAME | RIGHT-OF-WAY | 1/2" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448), 1004-42 | 1/2" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2, (448) | 2" ASPHALT CONCRETE BASE COURSE, 1004-42 | COMBINATION CURB AND GUTTER - TYPE 2 | 4" CONCRETE WALK | SEEDING AND MULCHING, CLASS 1 |
|-----------|--------------|--------------------------------------------------------------|----------------------------------------------------------|------------------------------------------|--------------------------------------|------------------|-------------------------------|
| ROAD A    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD B    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD C    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD D    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD E    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD F    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD G    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD H    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD I    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD J    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD K    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD L    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD M    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD N    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD O    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD P    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD Q    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD R    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD S    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD T    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD U    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD V    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD W    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD X    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD Y    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |
| ROAD Z    | 50'          | 50'                                                          | 50'                                                      | 50'                                      | 50'                                  | 50'              | 50'                           |



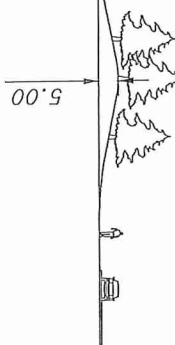
- STORMWATER  
 MANAGEMENT BASIN  
 OPEN SPACE  
 SETBACK LINE  
 PROPERTY BOUNDARY  
 STREET LIGHTS  
 PLOTTED BY CITY OF PIQUA

SCALE IN FEET  
 0 50 100 200





MOUNDING EXHIBIT



- STORAGE BASIN
- OPEN SPACE
- SETBACK LINE
- PROPERTY BOUNDARY
- STREET LIGHTS PROVIDED BY CITY OF PIQUA

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

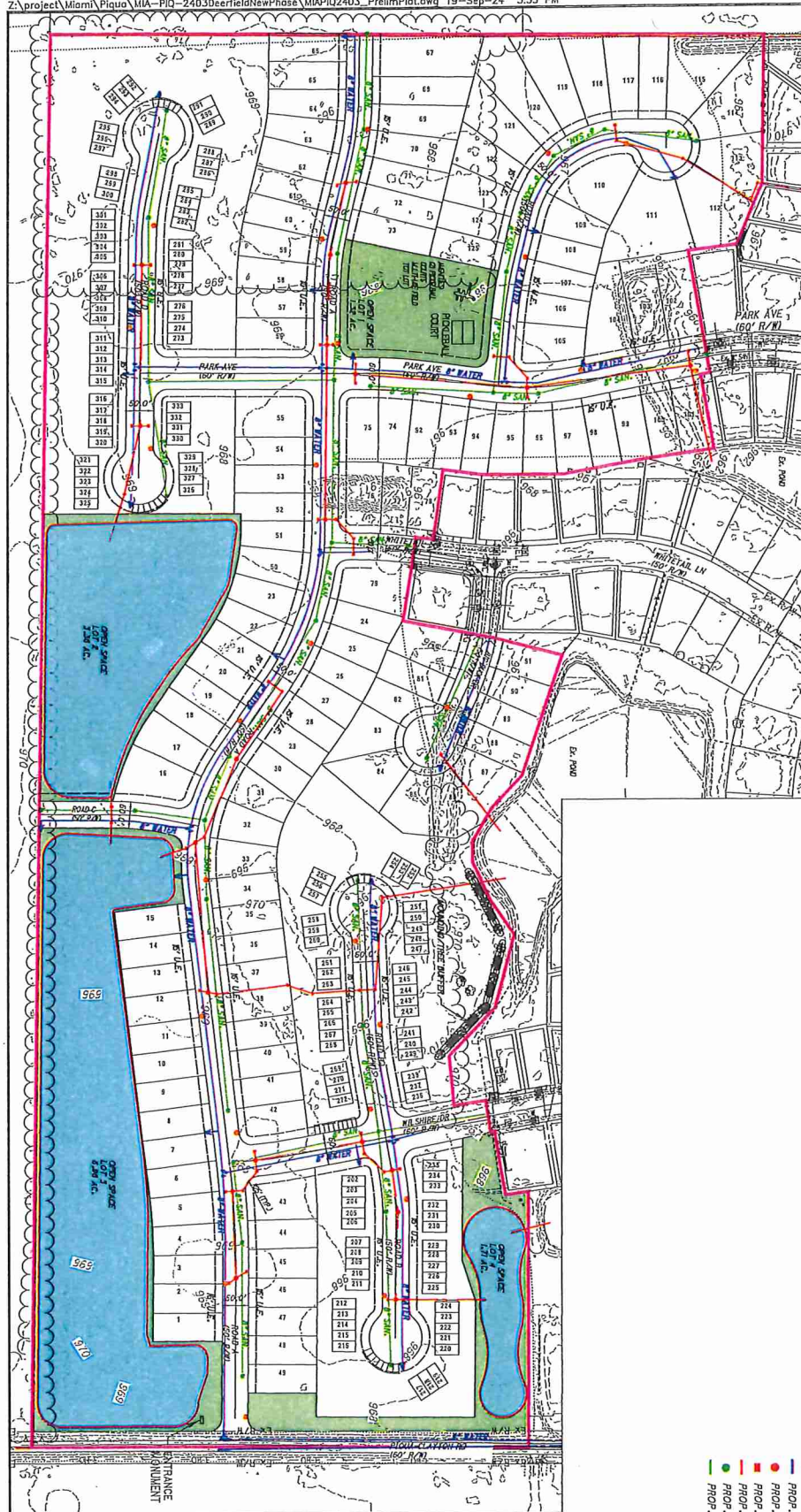
DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
LOT LAYOUT-NORTHEAST SIDE

SIOTV, OHIO 937.497.0200  
LOVELAND, OHIO 513.231.6154  
www.CHOICEONEENGINEERING.com



|              |           |
|--------------|-----------|
| FILE NAME    | MAPIQ2403 |
| DRAWN BY     | MAPIQ     |
| CHECKED BY   | MAPIQ     |
| PROJECT NO.  | MAPIQ2403 |
| DATE         | 9-19-2024 |
| SHEET NUMBER | 4 OF 6    |





- STOR. WATER 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. SANITARY SEWER

SCALE IN FEET  
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FILE NAME  
UTILITY  
DRAWN BY  
DATE  
PROJECT NO.  
SHEET NUMBER  
5 OF 6

REVISIONS

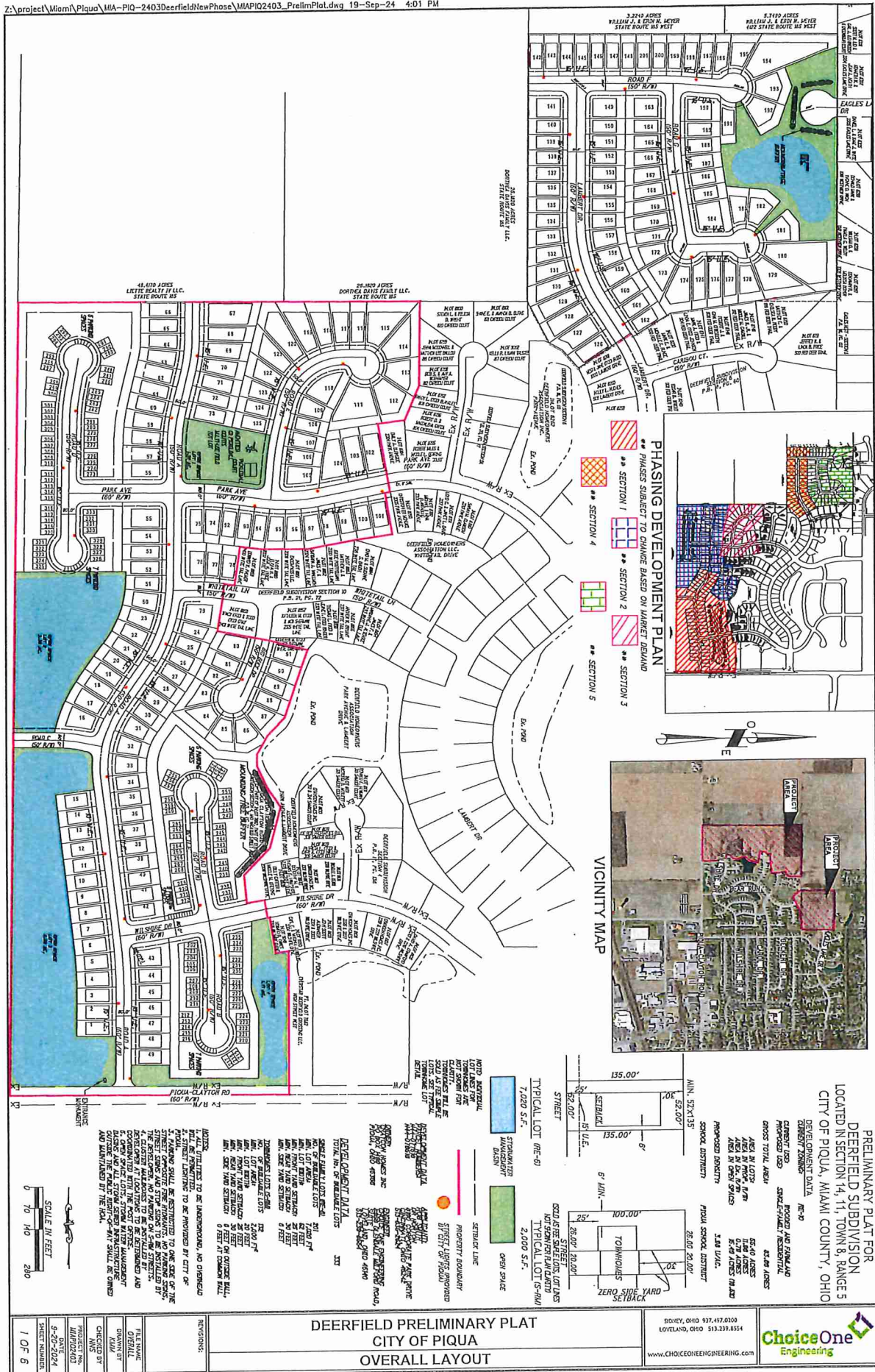
# DEERFIELD PRELIMINARY PLAT CITY OF PIQUA STREET AND UTILITY PLAN

SHEET: 0100 537-477.0700  
LOVELAND, OHIO 513.239.6554  
www.CHOICEONEENGINEERING.com

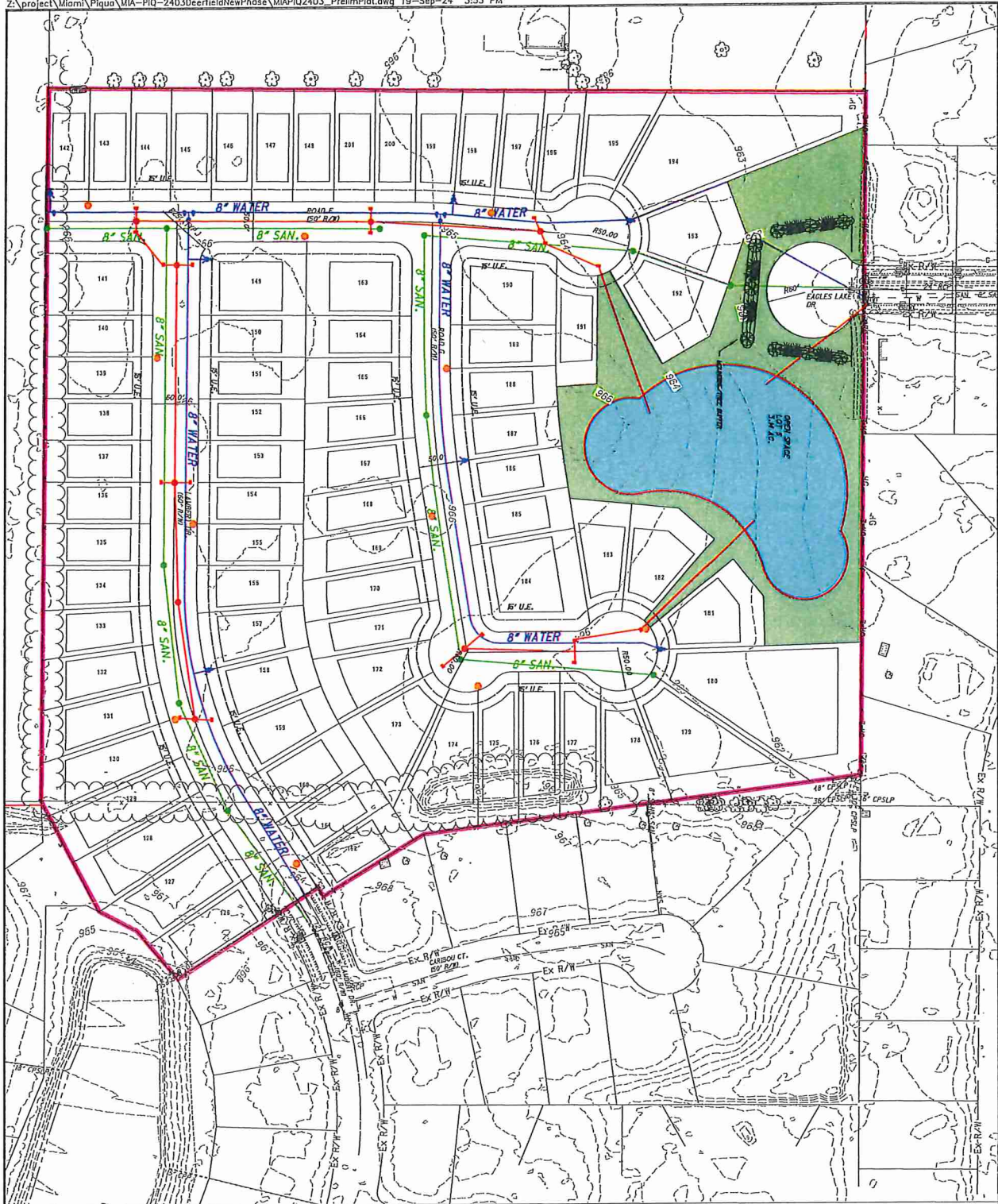
**Choice One**  
Engineering

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









SCALE IN FEET  
0 30 60 120

- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- PROPERTY BOUNDARY
- SETBACK LINE
- STREET OF RECORD, PROVIDED BY
- PROP. FIRE HYDRANT
- PROP. WATER VALVE
- PROP. WATER MAIN
- PROP. STORM MANHOLE
- PROP. CATCH BASIN
- PROP. SANITARY MANHOLE
- PROP. SANITARY MANHOLE
- PROP. SANITARY MANHOLE

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

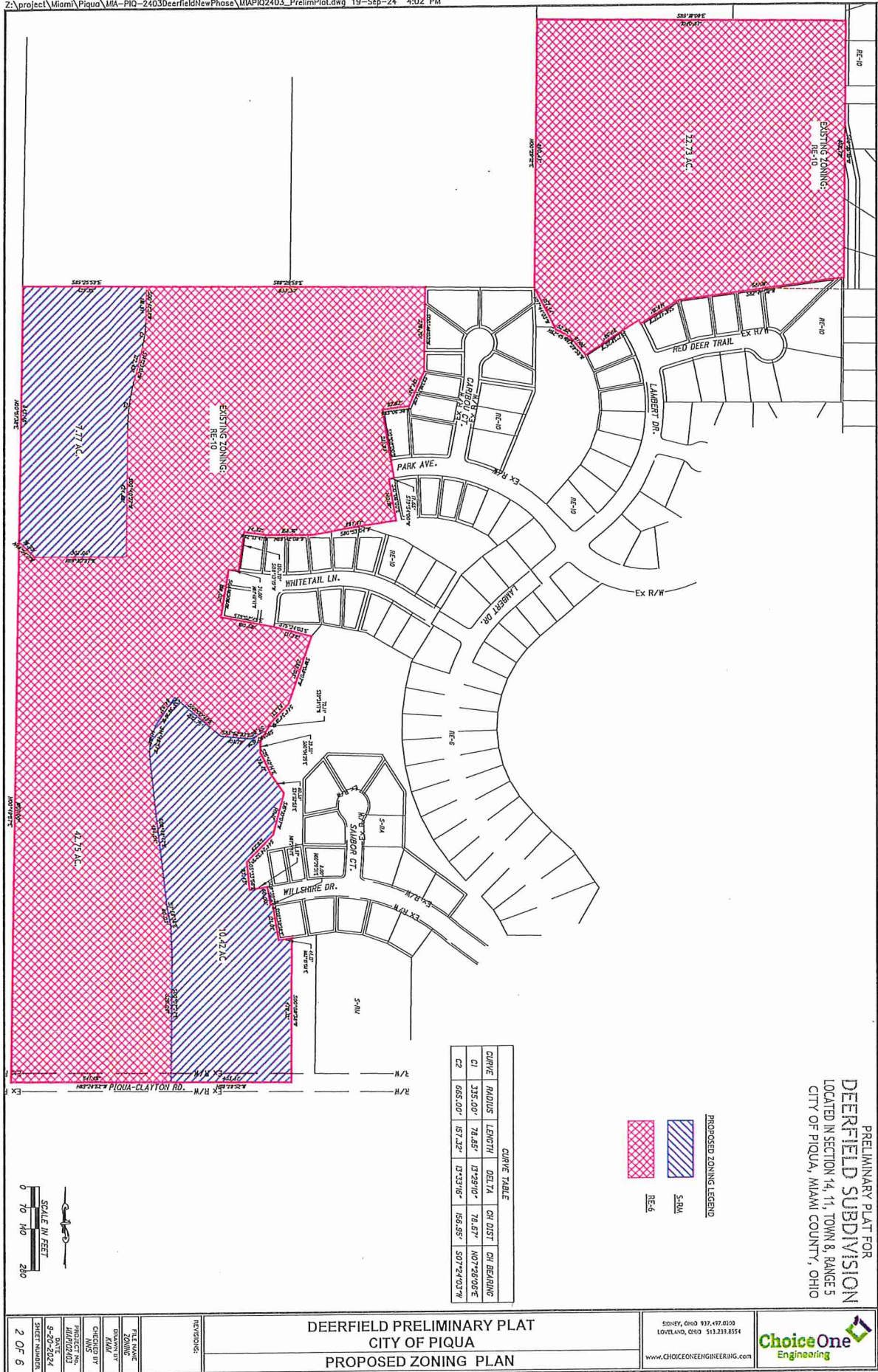
DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
STREET AND UTILITY PLAN-NORTHEAST SIDE

SHAW, OHIO 937.477.0200  
LOVELAND, OHIO 513.231.8554  
www.CHOICEONEENGINEERING.com

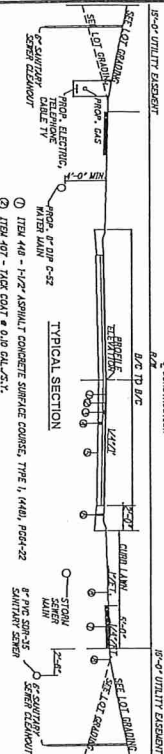
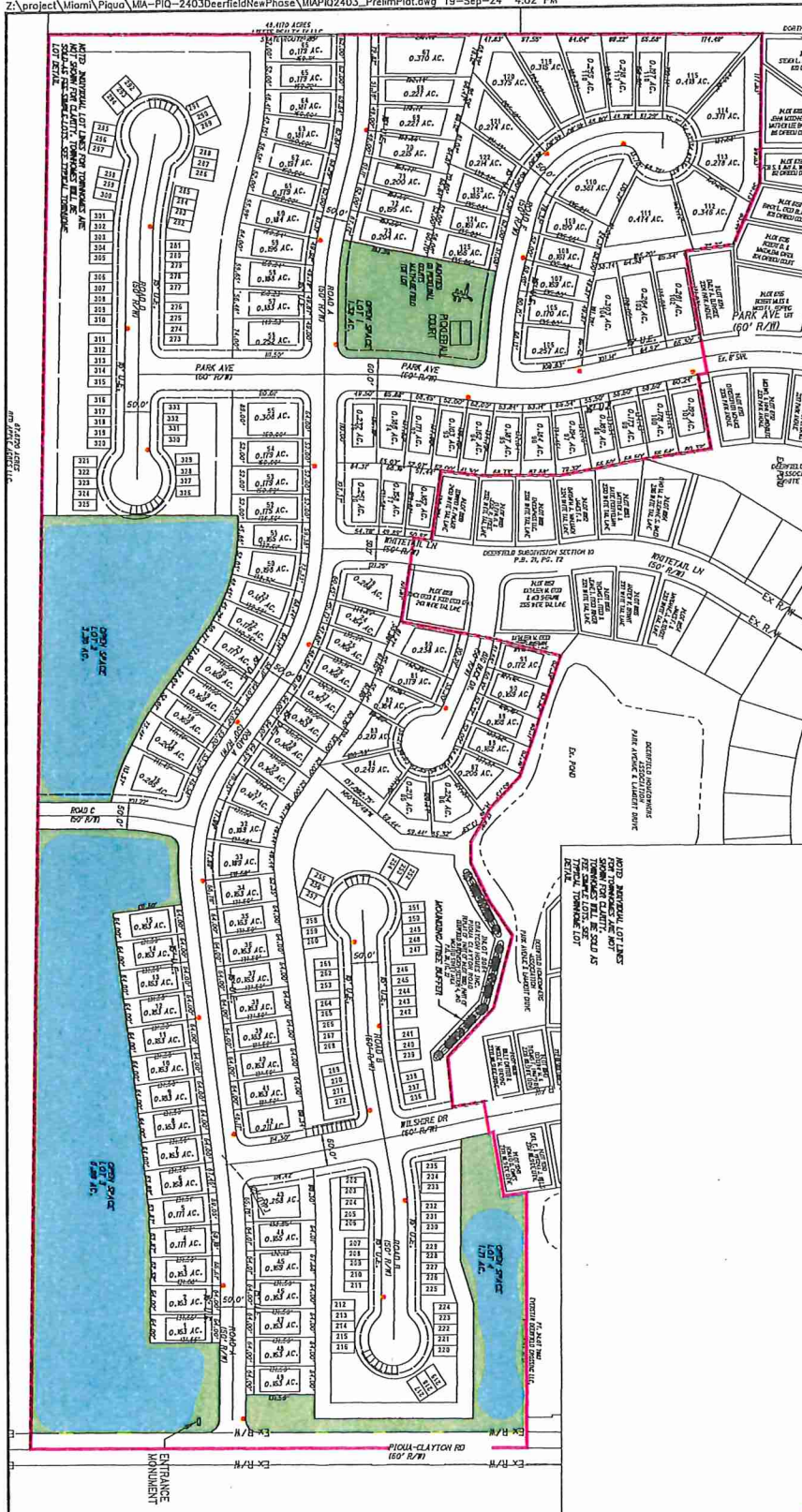
ChoiceOne  
Engineering

|            |               |
|------------|---------------|
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|            | DRAWN BY:     |
|            | MM            |
|            | CHECKED BY:   |
|            | MM            |
|            | DATE:         |
|            | 9-16-2024     |
|            | SHEET NUMBER: |
|            | 6 OF 6        |







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SCALE IN FEET

0 50 100 200

STORMWATER MANAGEMENT BASIN

OPEN SPACE

SETBACK LINE

PROPERTY BOUNDARY

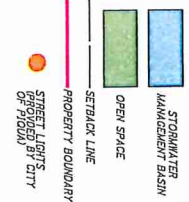
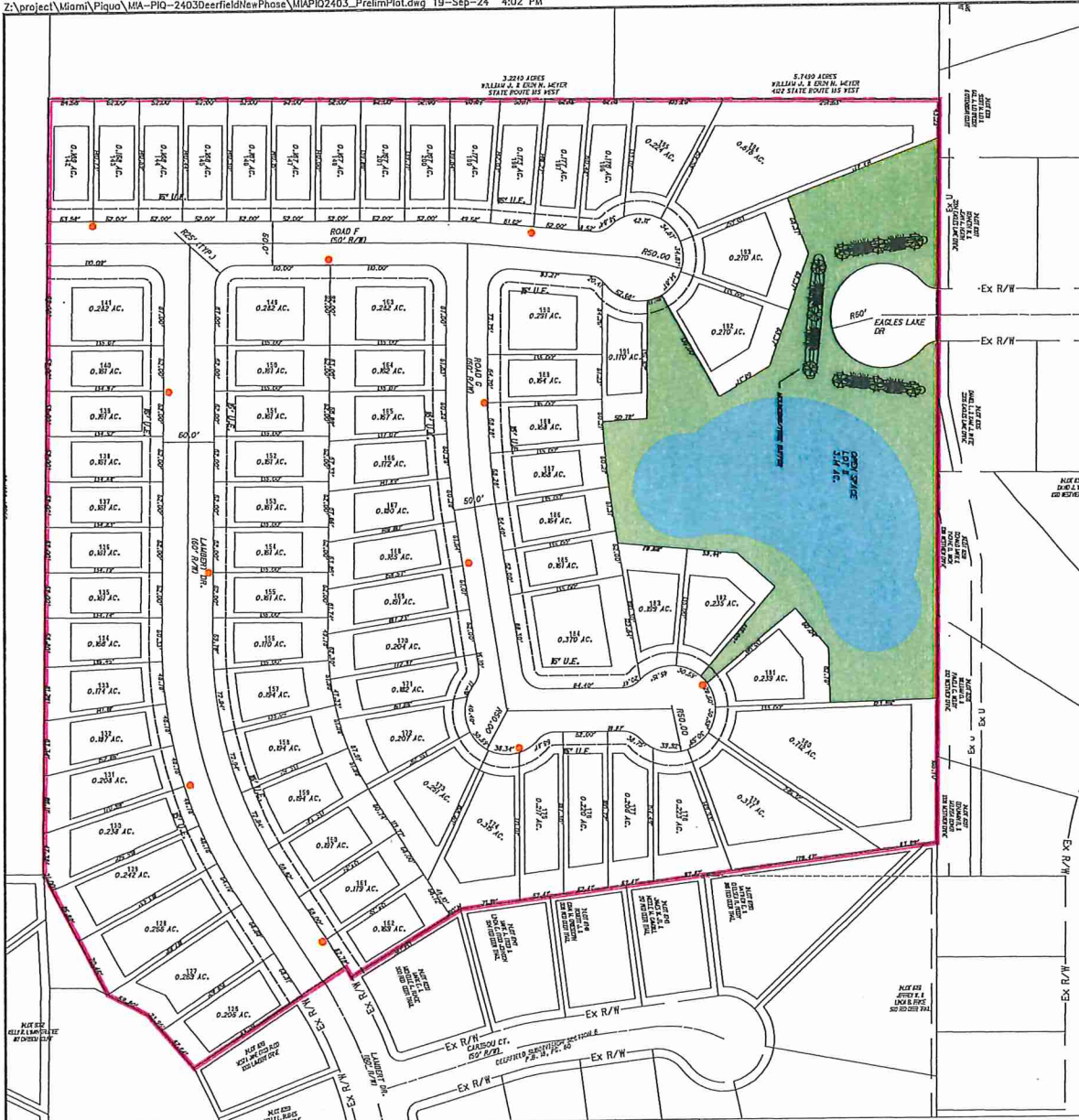
STREET LIGHTS  
PROVIDED BY CITY OF  
PICO

DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
LOT LAYOUT-WEST SIDE

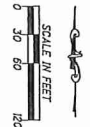
SIDNEY, OHIO 937.497.0200  
LOVELAND, OHIO 513.239.8554

[www.CHOICEENGINEERING.com](http://www.CHOICEENGINEERING.com)

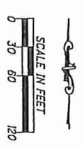
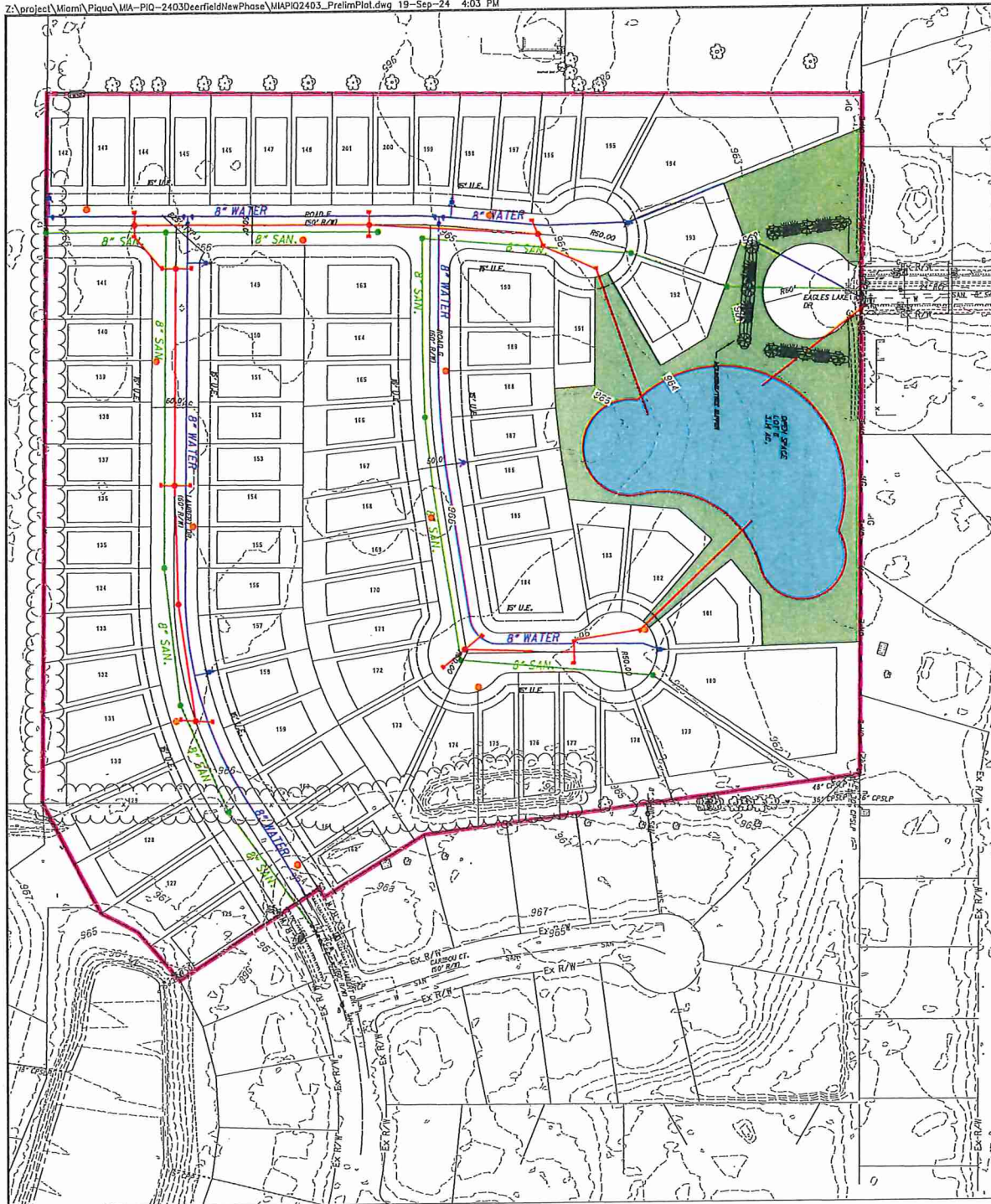




PRELIMINARY PLAT FOR  
DEERFIELD SUBDIVISION  
LOCATED IN SECTION 14, 11, TOWN 8, RANGE 5  
CITY OF PIQUA, MIAMI COUNTY, OHIO







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

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

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

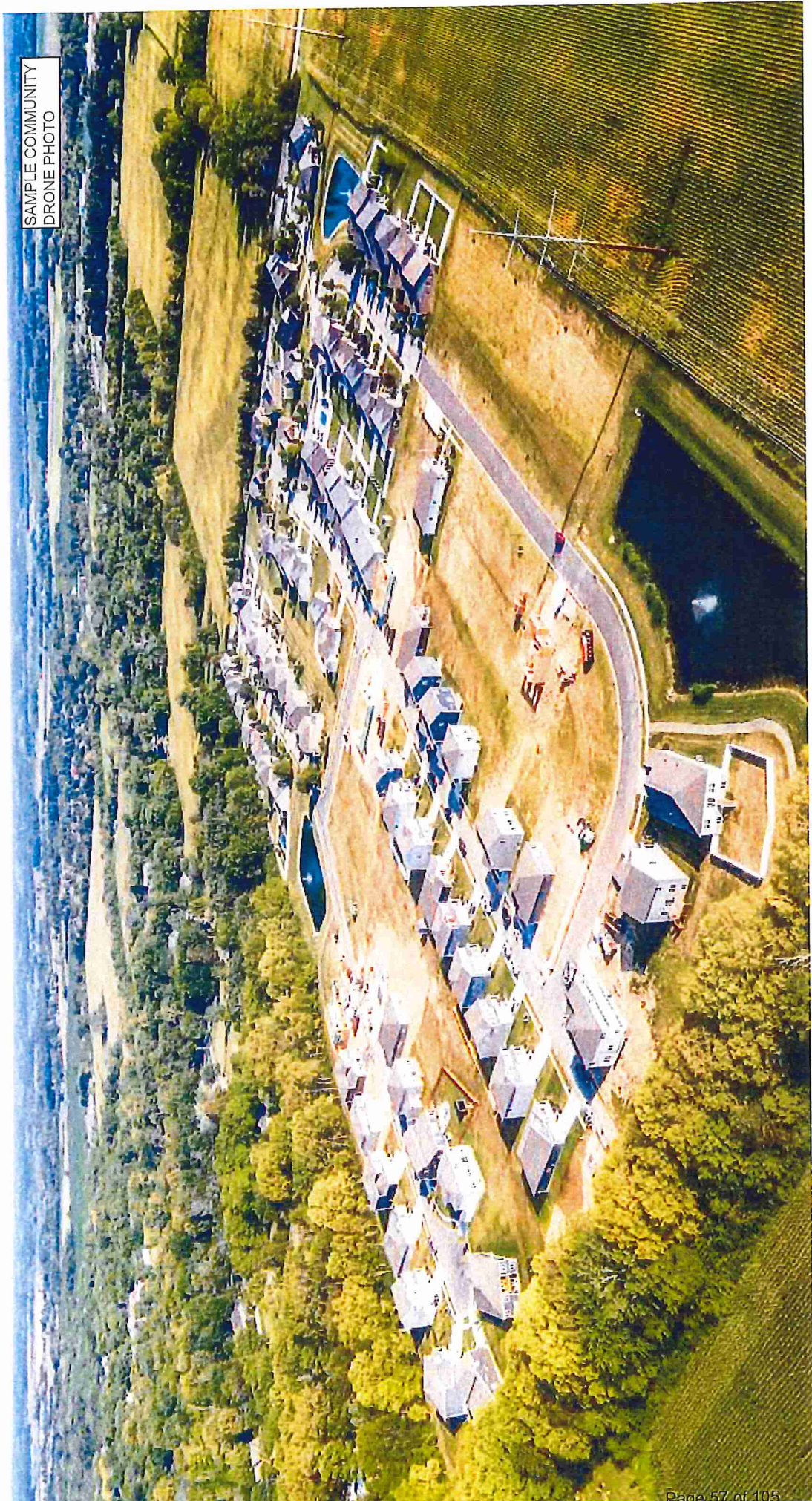
STOKELY, OHIO 937.477.0100  
 LEBEL, OHIO 513.239.8514  
[WWW.CHOICEONEENGINEERING.COM](http://WWW.CHOICEONEENGINEERING.COM)



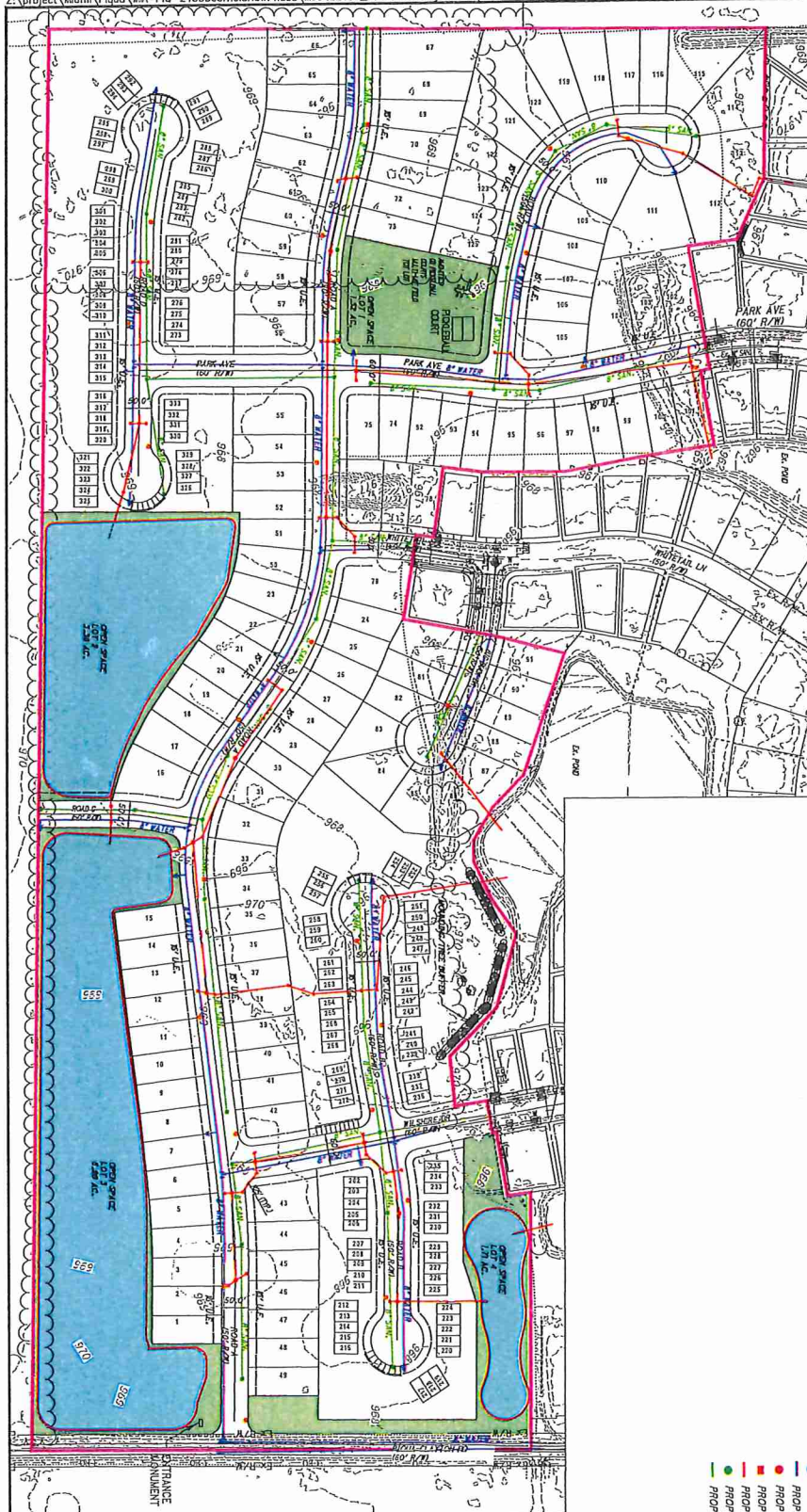
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| DATE         | 5-20-2024 |
| SHEET NUMBER | 6 OF 6    |
| DESIGNED BY  | MAPIQ2403 |
| CHECKED BY   | MAPIQ2403 |
| SCALE        | AS SHOWN  |
| UTILITY      | UTILITY   |
| STREET       | STREET    |
| PROPERTY     | PROPERTY  |



SAMPLE COMMUNITY  
DRONE PHOTO







- STORMWATER MANAGEMENT BASIN
- OPEN SPACE
- PROPERTY BOUNDARY
- SETBACK LINE
- STREET RIGHTS 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

SCALE IN FEET  
0 50 100 200

|              |           |
|--------------|-----------|
| DATE         | 5-20-2024 |
| SHEET NUMBER | 5 OF 6    |
| DESIGNED BY  | MAPI02403 |
| CHECKED BY   |           |
| IN CHARGE    |           |
| DATE         |           |

DEERFIELD PRELIMINARY PLAT  
CITY OF PIQUA  
STREET AND UTILITY PLAN

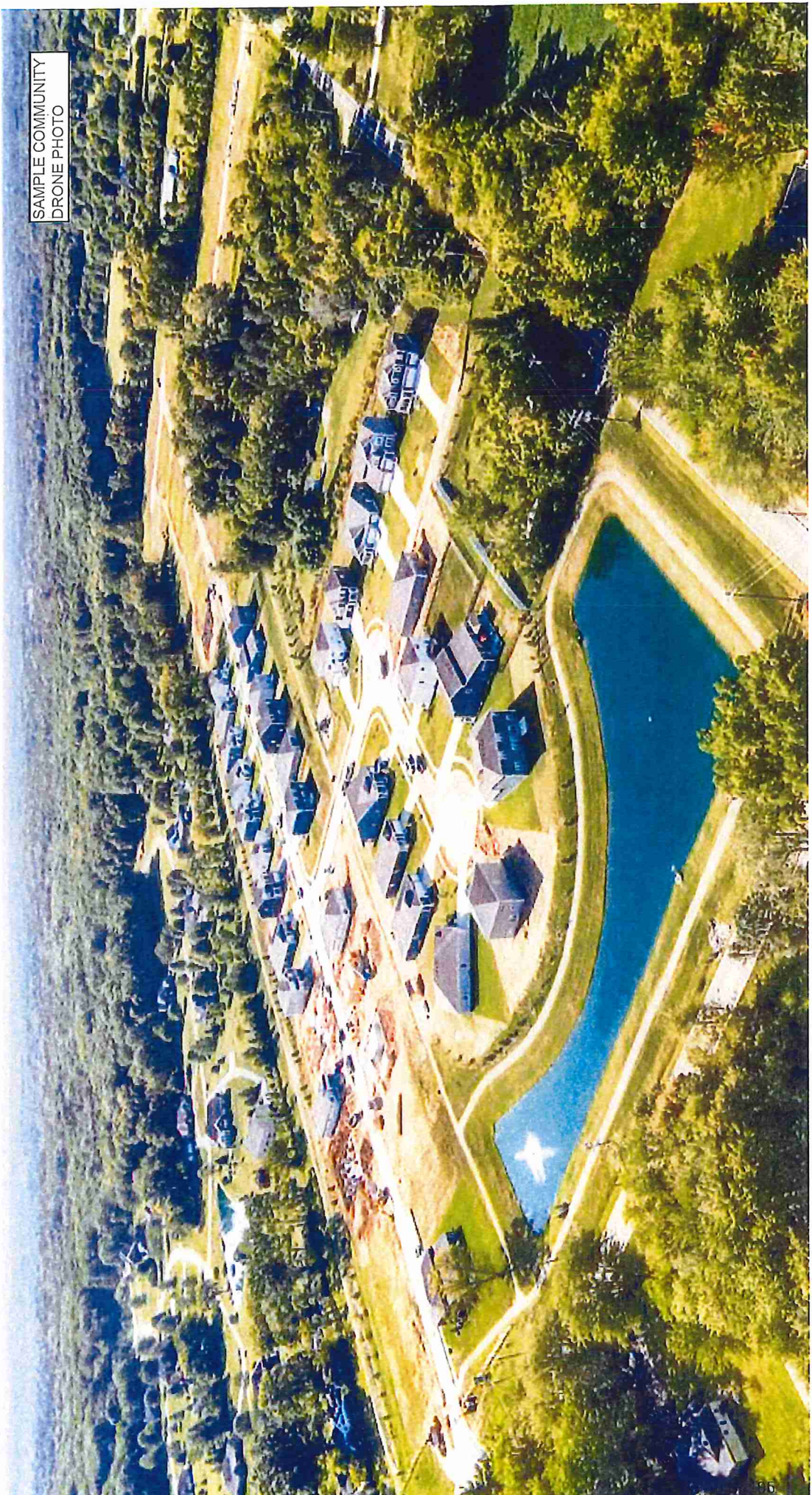
SIDNEY, OHIO 937.497.0300  
LOVELAND, OHIO 513.218.6554  
WWW.CHOICEONEENGINEERING.COM



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



SAMPLE COMMUNITY  
DRONE PHOTO







SAMPLE COMMUNITY  
DRONE PHOTO



SAMPE ENTRY  
MONUMENTATION





SINGLE-FAMILY  
RENDERING





SINGLE-FAMILY  
RENDERING





SINGLE-FAMILY  
RENDERING





SINGLE-FAMILY  
RENDERING





TOWNHOME  
RENDERING



|          |            |                                  |                                 |              |    |       |
|----------|------------|----------------------------------|---------------------------------|--------------|----|-------|
| PC-21-24 | N44-003300 | BERTKE JOHN F (TOD)              | P O BOX 1115                    | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003170 | HAMILTON BRIAN T                 | P.O. BOX 25                     | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003310 | J & M INVESTMENTS OF NW OHIO LLC | PO BOX 742                      | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003130 | VSF INVESTMENTS LTD              | MAIN ST N                       | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003270 | LANGE FRANK N                    | MAIN ST N                       | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002990 | HERRON ROBERT E                  | 10780 N BRADFORD BLOI COVINGTON | PIQUA        | OH | 45318 |
| PC-21-24 | N44-003320 | RAFFEL NATHAN A & JONNA          | 115 117 NORTH ST W              | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002900 | TKS BBQ N FIXINS INC             | 116 GREENE STE                  | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002960 | DSK PORTFOLIO 15 LLC             | 121 21. NORTH STE               | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002950 | ZHU BO JIN & XIU JUAN WU         | 123 NORTH STE                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002930 | SCHMIDLAPP STEVEN C              | 1241 E BENTLEY CIR              | TROY         | OH | 45373 |
| PC-21-24 | N44-003110 | VSF INVESTMENTS LTD              | 1268 EASH ST SUITE 108          | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002900 | TKS BBQ N FIXINS INC             | 1324 RIDGEWAY AVE               | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003230 | BLAIR JEREMY S & TANYA J         | 17579 KIRKWOOD RD               | SIDNEY       | OH | 45365 |
| PC-21-24 | N44-002950 | ZHU BO JIN & XIU JUAN WU         | 2652 SHADY TREE DR              | TROY         | OH | 45373 |
| PC-21-24 | N44-003350 | NORTH SHELL INC                  | 2970 PARKWOOD DR                | TROY         | OH | 45373 |
| PC-21-24 | N44-003210 | GUVENAR JAYDEN & MUSTAFA EKINC   | 4 CENTER COURT                  | EAST HANOVER | NJ | 7936  |
| PC-21-24 | N44-003260 | LANGE FRANK N                    | 500 MAIN ST N                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003230 | BLAIR JEREMY S & TANYA J         | 505 507 MAIN ST N               | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002920 | THOBE ALOYSIUS J & LINDA K       | 508 SPRING ST                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003215 | SCHMIDLAPP HOMESTEAD LLC         | 509 N MAIN ST                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003270 | LANGE FRANK N                    | 509 N WAYNE ST                  | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003210 | GUVENAR JAYDEN & MUSTAFA EKINC   | 513 MAIN ST N                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003280 | LIETTE REALTY III LLC            | 514 N MAIN ST N                 | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002910 | SCHMIDLAPP STEVEN C              | 514 SPRING ST                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002930 | SCHMIDLAPP STEVEN C              | 516 SPRING ST                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003180 | TRANSITION PROPERTIES LTD        | 517 N MAIN ST                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003300 | BERTKE JOHN F (TOD)              | 520 MAIN ST N                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003190 | KATIE HUBER CORP                 | 523 MAIN ST N                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003160 | STYLE & POLISH SALON LLC         | 525 MAIN ST N                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002940 | KAECK RONALD T                   | 526 SPRING ST                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-003150 | PSALM 8318 UN LTD                | 527 MAIN ST N                   | PIQUA        | OH | 45356 |
| PC-21-24 | N44-002970 | TILLMAN BARBARA J                | 528 SPRING ST                   | PIQUA        | OH | 45356 |

|                       |            |                                 |                      |             |    |       |
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| PC-21-24              | N44-003140 | HAMILTON BRIAN T                | 529 MAIN ST N        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003310 | J & M INVESTMENTS OF NW OHIO LL | 530 MAIN ST N        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003170 | HAMILTON BRIAN T                | 531 MAIN ST N        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003160 | STYLE & POLISH SALON LLC        | 561 E SNODGRASS RD   | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003350 | NORTH SHELL INC                 | 600 MAIN ST N        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-002980 | LIETTE REALTY II LLC            | 600 SPRING ST        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003150 | PSALM 83:18 UN LTD              | 603 E STAUNTON RD    | TROY        | OH | 45373 |
| PC-21-24              | N44-002990 | HERRON ROBERT E                 | 604 SPRING ST        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003010 | CULP CLARENCE W                 | 606 SPRING ST        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003110 | VSF INVESTMENTS LTD             | 611 MAIN ST N        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-002960 | DSK PORTFOLIO 15 LLC            | 650 S MAIN ST        | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003320 | RAFFEL NATHAN A & JONNA         | 704 W ASH ST         | PIQUA       | OH | 45356 |
| PC-21-24              | N44-002980 | LIETTE REALTY II LLC            | 9300 COUNTRY CLUB RD | PIQUA       | OH | 45356 |
| PC-21-24              | N44-003190 | KATIE HUBER CORP                | 9400 HETZLER RD      | PIQUA       | OH | 45356 |
| PC-22-24              | N44-251080 | STATE OF OHIO                   | HARDIN RD R/W        | PIQUA       | OH | 45356 |
| PC-22-24              | N44-250007 | STATE OF OHIO                   | SAFETY BUILDING      | TROY        | OH | 45373 |
| PC-22-24              | M40-250094 | STATE OF OHIO                   | 1982 VELMA AVE       | COLUMBUS    | OH | 43211 |
| PC-22-24              | N44-078780 | STEPHENS GREGORY K (TR)         | 4008 W DEMMING RD    | PIQUA       | OH | 45356 |
| PC-22-24              | N44-250007 | STATE OF OHIO                   | 9839 HARDIN RD       | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-076511 | DEERFIELD HOMEOWNERS ASSOCI/    | P.O. BOX 1124        | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-076518 | CRAYCON HOMES INC               | PO BOX 1499          | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-100700 | M-D INVESTMENTS INC             | PO BOX 561           | SAINT PARIS | OH | 43072 |
| PC-23-24 and PC 24-24 | N44-076522 | EVERSTAR DEERFIELD CROSSING LL  | HIGH ST W            | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077840 | DEERFIELD HOMEOWNERS ASSOCI/    | PARK AVE             | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-100700 | M-D INVESTMENTS INC             | PIQUA CLAY RD        | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-100740 | ALLENBAUGH BRENDA K (TOD)       | PIQUA CLAY RD        | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-076518 | CRAYCON HOMES INC               | PIQUA CLAYTON RD     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078593 | CRAYCON HOMES INC               | RED DEER TR          | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077518 | CRAYCON HOMES INC               | SPOTTED DOE TL       | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-024900 | LIETTE REALTY IV LLC            | SR 185               | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-025800 | DORTHEA DAVIS FAMILY LLC        | SR 185               | PIQUA       | OH | 45356 |



|                       |            |                                                             |                             |       |    |       |
|-----------------------|------------|-------------------------------------------------------------|-----------------------------|-------|----|-------|
| PC-23-24 and PC 24-24 | M40-025900 | MEYER WILLIAM J & ERIN N                                    | SR 185 W                    | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078760 | DEERFIELD HOMEOWNERS ASSOCIATION & WHITE TAIL DR            |                             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-076513 | SHERMAN KATHLEEN M (TOD) & @ (3 WHITE TALE LN               |                             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077930 | EVANS SHAWN & SHERRY                                        | 10 GREENBRIAR CT            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077838 | RUDD VESTA JANE (TOD)                                       | 1000 LAMBERT DR             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077838 | RUDD VESTA JANE (TOD)                                       | 1000 LAMBERT DR             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-076342 | WHEELER JANICE SUE                                          | 1000 WESTVIEW DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077462 | ALEXANDER JOHN SCOTT                                        | 1001 N SUNSET DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-076304 | YOUNG ROGER D & CHRISTINE L                                 | 1004 WESTVIEW DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077906 | BOYER BENJAMIN R & MELISSA                                  | 1008 WESTVIEW DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077908 | WELDY WILLIAM O & PAMELA G                                  | 1012 WESTVIEW DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077910 | WION DONALD MARK & YVONNE D                                 | 1016 WESTVIEW DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077912 | WEBB DAVID J                                                | 1020 WESTVIEW DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077920 | MORGAN RONNIE (TOD) & CAROLYN 1029 ELEANOR AVE              |                             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-025800 | DORTHEA DAVIS FAMILY LLC                                    | 2006 PIQUA CLAYTON RE PIQUA |       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077924 | THOMPSON DWAYNE A & MERRIANN 2200 EAGLES LAKE DR            |                             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077920 | MORGAN RONNIE (TOD) & CAROLYN 2201 EAGLES LAKE DR           |                             | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077926 | HEATH KENNETH W & JEAN A                                    | 2204 EAGLES LAKE DR         | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077922 | WHITE DANIEL L & KAMI J                                     | 2205 EAGLES LAKE DR         | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078656 | CLAWSON SARAH M                                             | 2213 PARK AVE               | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078658 | DAVIS LOYD G & JANET L                                      | 2217 PARK AVE               | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077460 | GRAYCON HOMES INC                                           | 2225 227 WILSHIRE DR        | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077630 | EVERSTAR DEERFIELD CROSSING LL 2240 DEERFIELD CRO DR PIQUA  |                             |       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077594 | EVERSTAR DEERFIELD CROSSING LL 2260- 2271 DEERFIELD C PIQUA |                             |       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077500 | BEARD RICHELLE A                                            | 2300 WILSHIRE DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078660 | BLANKENBURG MICHAEL & NINA                                  | 2301 PARK AVE               | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-100750 | SILLMAN JOHN S & CHERYL L                                   | 2301 PIQUA-CLAYTON RI PIQUA |       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077462 | ALEXANDER JOHN SCOTT                                        | 2301 303 WILSHIRE DR        | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078660 | BLANKENBURG MICHAEL & NINA                                  | 2301 PARK AVE               | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-100750 | SILLMAN JOHN S & CHERYL L                                   | 2301 PIQUA CLAY RD          | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077501 | GRAYCON HOMES INC                                           | 2302 WILSHIRE DR            | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078664 | BURNSIDE EMILY A                                            | 2304 PARK AVE               | PIQUA | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078758 | BROWN DUSTIN ROBERT & AMANDA 2304 WHITE TAIL LN             |                             | PIQUA | OH | 45356 |

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| PC-23-24 and PC 24-24 | N44-078662 | MONIACI CHRISTOPHER                | 2305 PARK AVE         | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077499 | HAMPSHIRE DOROTHY M & THOMAS       | 2306 WILSHIRE DR      | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077463 | WILLIS CARL E & VIRGINIA J         | 2307 WILSHIRE DR      | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078756 | BITTER MARK A & ASKLEY M           | 2308 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077498 | CARTER BILLY & NICOLE M BREIVING   | 2308 WILSHIRE DR      | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078756 | BITTER MARK A & ASKLEY M           | 2308 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077464 | OAKES HOWARD D                     | 2309 WILSHIRE DR      | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078754 | PEARSON RONALD E JR & JANIE M BF   | 2312 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078732 | ALTENSEE JAMES F & MARIANNE J      | 2313 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078752 | BAUGH CHAD M & SUZANNE S           | 2316 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078734 | BRYANT ANDREW W                    | 2317 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078750 | POEPEL MAN MATTHEW J & KATIE       | 2320 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078736 | RINGER THOMAS L (TOD) & JEANNE I   | 2321 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078748 | VANLUVEN JAMES F & BARBARA A       | 2324 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078738 | SHERMAN KATHLEEN M (TOD) & @ (3    | 2325 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078746 | ENCOMPASS LLC                      | 2328 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078744 | PRICE ELISHA B & JOSIE R           | 2332 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078742 | PALMER EDWARD W                    | 2400 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078740 | GRAY TRACY (TOD) & TODD (TOD)      | 2401 WHITE TAIL LN    | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-027500 | RED APPLE ACRES LLC                | 2502 PIQUA CLAY RD W  | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-100740 | ALLENBAUGH BRENDA K (TOD)          | 2709 PIQUA CLAYTON RD | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-027500 | RED APPLE ACRES LLC                | 2810 E KENSINGTON PL  | COLUMBUS | OH | 43202 |
| PC-23-24 and PC 24-24 | N44-077503 | HALLER PATRICIA L (TOD) & GARY A   | (306 SAMBOR CT        | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077502 | JOE BOB PROPERTIES PLL             | 308 SAMBOR CT         | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077504 | CRAYCON HOMES INC                  | 312 314 SAMBOR CT     | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077506 | NEBLETT VICTORIA D                 | 321 SAMBOR CT         | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-250060 | OHIO CONFERENCE ASSO OF SEVEN      | 4020 ST RT 185        | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-059320 | MEYER WILLIAM J & ERIN N           | 4122 W ST RT 185      | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077906 | BOYER BENJAMIN R & MELISSA         | 6 GREENBRIAR CT       | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077928 | BREISCH SCOTT M (LE) & GAIL A (LE) | 6 GREENBRIAR CT       | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078670 | BLANKLEY RANDY L (TOD)             | 6250 N PIQUA TROY RD  | PIQUA    | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077506 | NEBLETT VICTORIA D                 | 7 HARBERT PKY         | JACKSON  | TN | 38301 |
| PC-23-24 and PC 24-24 | N44-077628 | EVERSTAR DEERFIELD CROSSING LL     | 706 W XENIA DR        | FAIRBORN | OH | 45324 |

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| PC-23-24 and PC 24-24 | N44-077502 | JOE BOB PROPERTIES PLL             | 7910 N MCMAKEN RD  | COVINGTON   | OH | 45318 |
| PC-23-24 and PC 24-24 | N44-078666 | GEARING ROBERT MILES & NICOLE L    | 800 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078668 | GARZA ROBERT D & MAGDALENA         | 804 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078670 | BLANKLEY RANDY L (TOD)             | 808 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078684 | SMITH DANIELLE E & CLIFFORD        | 809 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078672 | WOEHRMYER ROB S & AMY A            | 812 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078682 | MIKOLAJEWSKI AMANDA & SHAUN        | 813 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078680 | LYMAN KELLI R TRUSTEE              | 817 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078676 | WRIGHT STEVEN L & FELICIA D        | 820 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078678 | BURNS SHANE E & AMANDA D           | 821 CARIBOU CT     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | M40-059343 | KIRK MATTHEW S & JENNIFER M        | 8225 N LAMBERT DR  | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077832 | SWEETMAN ERIC M (TOD) & JENNIFER K | 900 LAMBERT DR     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077794 | RUNGE MARK E & MICHELLE K          | 900 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077796 | WRIGHT EDGAR B                     | 901 RED DEER TRAIL | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077834 | SOEHNER JENNIFER R                 | 904 LAMBERT DR     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078576 | JOHNSON MARK A (TOD) & LINDA E     | 904 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078592 | GORMAN MICHAEL F & KRISTINE        | 905 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078578 | GRIESDORN ROBERT J & GINA M        | 908 RED DEER TRAIL | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-077836 | DAVISON DAVID A (TOD) & HOLLY L    | 908 LAMBERT DR     | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078590 | MILLER SHAWN A & VANESSA           | 909 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078580 | GAMBILL JAMES W JR & NICOLE M      | 912 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078588 | BACHMAN JUSTIN J & CHASITY N       | 913 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078582 | REEDY MATTHEW E & CHELSEA R        | 916 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078584 | PRICE JEFFREY W & LINDA B          | 920 RED DEER TR    | PIQUA       | OH | 45356 |
| PC-23-24 and PC 24-24 | N44-078746 | ENCOMPASS LLC                      | 9385 HOLLY ST NW   | COON RAPIDS | MN | 55433 |



City of  
**PIQUA** COMMISSION AGENDA  
STAFF REPORT

K.2.

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>MEETING DATE</b>                                                   | November 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |
| <b>REPORT TITLE</b>                                                   | <b><u>Resolution No. R-119-24 (Tabled)</u></b><br>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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |
| <b>SUBMITTED BY</b>                                                   | Kyle Hinkelman , Director<br>Community Services                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |
| <b>AGENDA CLASSIFICATION</b>                                          | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |
| <b>BACKGROUND</b>                                                     | The applicant has requested to create a development that includes a mix of single-family residences (201 total) and townhomes (132), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. 15.49 acres of open space has been provided which includes potential amenities and ponds. Their request involves Zoning Map Amendments for the development parcels as shown in Exhibit A. The Zoning Map Amendment would change the designation from R-10 Residential Estate to R-6 Residential Estate and S-RM Suburban Residential MultiUnit. The Planning Commission met on October 8, 2024 and voted 5-0 to recommend approval of the requested Zoning Map Amendment - PC 24-24. At the public hearing of the Planning Commission there were numerous comments about the plan, including concerns about traffic/speeding, school overcrowding, maintenance, home values, and construction traffic among others. |     |
| <b>BUDGET/FINANCIAL IMPACT</b><br>(Project costs and funding sources) | Budgeted \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | \$0 |
|                                                                       | Expenditure \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | \$0 |
|                                                                       | Source of Funds:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$0 |
|                                                                       | Narrative:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A |
| <b>ATTACHMENTS</b>                                                    | 1. PC 24-24 - PACKET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |

**Resolution No. R-119-24 (Tabled)**

**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.

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KRIS LEE, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
DIANA TAMPLIN  
CLERK OF COMMISSION

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 Frank DeBrosse | _____ |
| Commissioner Thomas Hohman  | _____ |
| Commissioner Paul Simmons   | _____ |
| Commissioner Jim Vetter     | _____ |



## RESOLUTION No. PC 24-24

WHEREAS, D.R. Horton, is requesting a recommendation of a zoning designation for parcels N44-076518 and N44-077518 from the Planning Commission; and,

WHEREAS, Section 7.1.4A of the Code Piqua provides the procedure for zoning map amendments; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation is suitable considering:

- ☐ The proposal's compatibility with existing land use plans and policies
- ☐ Traffic impacts and changes
- ☐ Environmental impacts or improvements
- ☐ Potential impacts to historic assets
- ☐ Changes or impacts to the enjoyment of property by neighbors
- ☐ The ability of the City to serve the proposed development with water, sanitary sewer, stormwater, electric and other utility infrastructure; and
- ☐ The City's ability to meet the public health and safety needs of the development

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

---

|                     | AYE                                 | NAY                      | ABSTAIN                  | ABSENT                   |
|---------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Mr. Bradley Bubp    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Eddie Harvey    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Terry Wright    | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Adam Seas       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mr. Micah Underwood | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# STAFF REPORT

## Planning Commission

**Date:** October 8, 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:** 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.

---

### Staff Comments and Recommendations:

Staff recommends conditional approval of the preliminary replat and zoning designation change, with the following considerations:

The proposed development includes a mix of single-family residences (201 total) and multi-unit living (132 townhome lots), offering a variety of housing options. The townhome units are strategically placed adjacent to an existing development and across from single-family homes, with a buffer in place to screen and maintain neighborhood aesthetics. Additionally, 15.49 acres of open space will enhance the community's character, and the proposed density of 3.98 units per acre is appropriate for the area.

The proposed lot sizes for both single-family homes and townhomes are well within reasonable ranges for this type of development. Typical single-family lots will be 7,020 square feet, providing ample space for homeowners while maintaining an efficient use of land. The townhome lots, at 2,000 square feet each, will offer a more compact, low-maintenance living option, which could appeal to a broader demographic, including young professionals, downsizers, and smaller families. The inclusion of multi-unit living near an existing development also ensures a gradual transition between different housing types, enhancing neighborhood cohesion and providing housing diversity. The 15.49 acres of dedicated open space will further enhance the overall livability of the development, creating recreational and aesthetic value for future residents.

# STAFF REPORT

This proposal aligns with **Objective H3** from the 2007 *Plan It Piqua* Comprehensive Plan, which aims to "Provide a variety of housing choices." As demographic shifts and changes in family structures occur, it becomes increasingly important for communities to offer housing options that accommodate diverse household sizes and types. The variety of single-family homes and townhomes proposed in this development reflects a thoughtful approach to meeting these needs. Housing choices should be available across a range of locations, styles, and price points to ensure that all residents can find suitable living arrangements. The proposed mix of housing types – paired with the open space and thoughtful layout – demonstrates a commitment to diversifying the local housing stock, which complements the evolving demographic trends in the Piqua community. By offering both traditional homes and multi-unit living options, this development will cater to a broad spectrum of residents, from growing families to empty-nesters and individuals seeking more compact living.

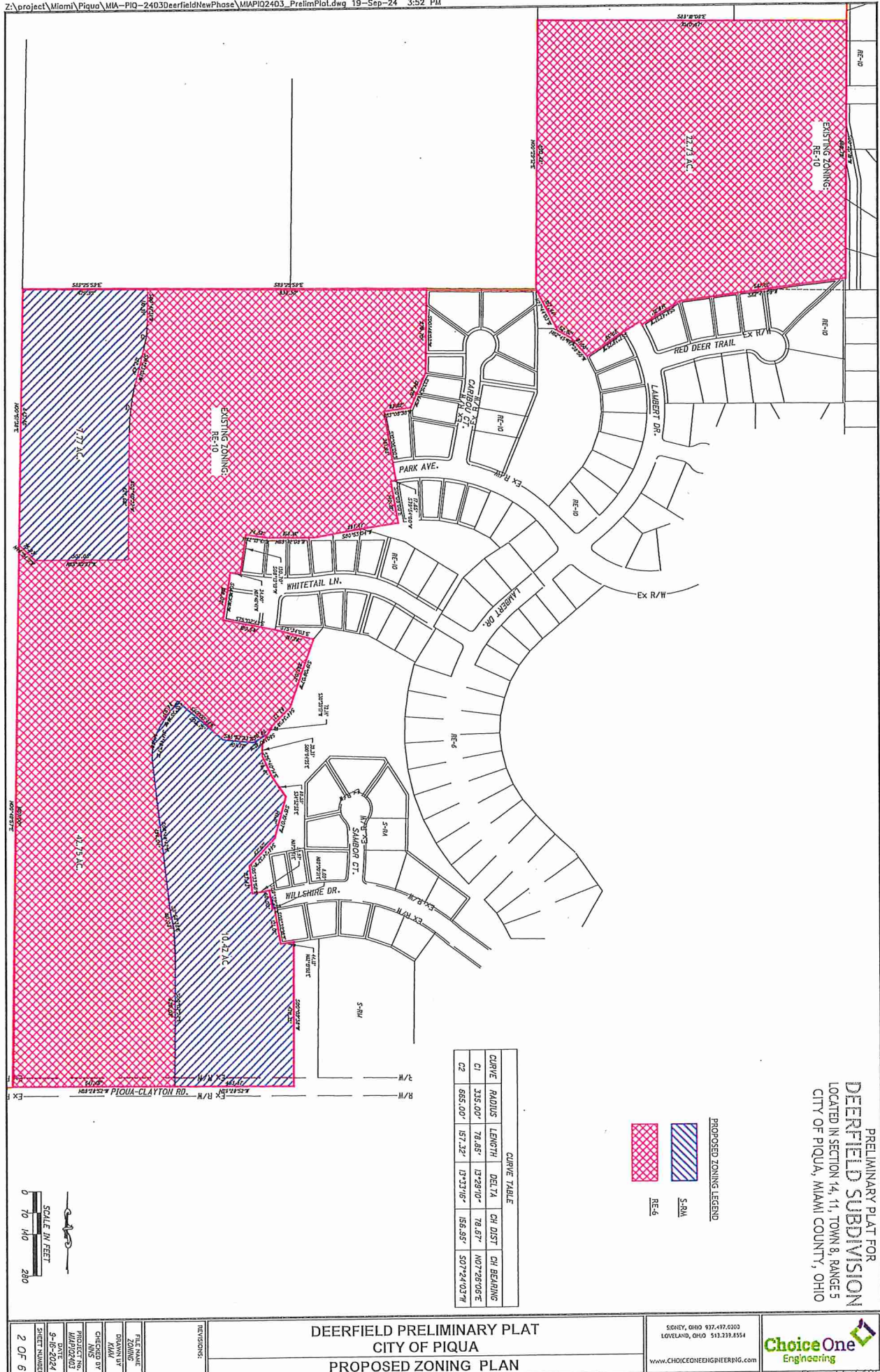
While the proposal has many positive elements, there are a few areas that require further attention to ensure the development meets city standards and aligns with long-term planning goals. Particularly, staff cannot support the current road configuration at the north end, where Eagles Lake Drive is not connected. This design creates unnecessary maintenance challenges and promotes inefficient circulation, offering no tangible benefit to the City. Staff recommends revising the road layout to ensure a proper connection.

Additional staff comments have identified several improvements and adjustments that should be incorporated into the final design, and may not be limited to:

- **Improvements on Piqua-Clayton Road:** Necessary upgrades, including potential right-of-way (R/W) acquisition, should be addressed in coordination with the City.
- **R/W parking spots:** Further discussions will be required regarding their location, specifications, and any potential modifications.
- **Utilities:** Final construction plans will need to be refined to ensure utilities comply with City standards. For example, utility mains should not run between houses, although stormwater lines may be permitted with proper easement or HOA space.
- **Stormwater management:** Protective measures, such as guardrails, should be installed within the R/W where stormwater basins are directly adjacent to ensure public safety.

With these revisions and conditions in place, staff believes the project will align with City standards and enhance the community's residential offerings. Therefore, staff recommends approval, contingent upon addressing the outlined issues.





City of  
**PIQUA** COMMISSION AGENDA  
STAFF REPORT

L.1.

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                               |  |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| MEETING DATE                                                      | November 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                               |  |
| REPORT TITLE                                                      | <b>Ordinance No. O-20-24</b><br>An ordinance authorizing the establishment of the fire department ladder truck capital projects fund                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                               |  |
| SUBMITTED BY                                                      | Jerry O'Brien, Director<br>Finance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               |  |
| AGENDA CLASSIFICATION                                             | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                               |  |
| BACKGROUND                                                        | <p>There have been discussions over time about the need for the Fire Department to purchase a new ladder truck. It has been proposed in prior budgets but was not pursued due to a lack of available funds. In 2024, the Fire Department purchased a used ladder truck that is expected to serve the Department for several years. In the meantime, the Fire Department wants to pursue a plan that will provide resources for the purchase of a new ladder truck when the useful life of the recently purchased used ladder truck has expired.</p> <p>The creation of this capital projects fund would provide a mechanism for the Fire Department to accumulate resources over a period of several years to purchase the new ladder truck at the appropriate time. Transfers will be made each year from the Safety Fund to the capital projects fund to establish a reserve for the purchase.</p> |                                                                                                                                                                                                                               |  |
| BUDGET/FINANCIAL<br>IMPACT<br>(Project costs and funding sources) | Budgeted \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | \$0                                                                                                                                                                                                                           |  |
|                                                                   | Expenditure \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                               |  |
|                                                                   | Source of Funds:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Transfers from Safety Fund                                                                                                                                                                                                    |  |
|                                                                   | Narrative:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>1. Approve Ordinance No. O-20-24 establishing the Fire Department Ladder Truck Capital Projects Fund.</p> <p>2. Not approve Ordinance No. O-20-24 establishing the Fire Department Ladder Truck Capital Projects Fund.</p> |  |
| ATTACHMENTS                                                       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                               |  |

**Ordinance No. O-20-24**

**An ordinance authorizing the establishment of the fire department ladder truck capital projects fund**

WHEREAS, Ohio Revised Code Section 5705.13(C) authorizes the City to establish a capital projects fund for the purpose of accumulating resources for the acquisition, construction, or improvement of fixed assets of the City which includes motor vehicles; and,

WHEREAS, The City of Piqua Fire Department has identified the need for a ladder truck to provide the appropriate level of fire safety services to the Citizens of Piqua; and,

WHEREAS, The City Commission recognizes the need to provide for resources to purchase a ladder truck; and,

WHEREAS, The City Commission wishes to create a capital projects fund to accumulate resources to purchase the ladder truck.

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

- SEC. 1: The City Commission authorizes the creation of the Fire Department Ladder Truck Capital Projects Fund which will be used to accumulate resources for the purchase of the truck.
- SEC. 2: The main source of funds to be accumulated in the Fire Department Ladder Truck Capital Projects Fund will be transfers from the Safety Fund up to \$300,000 annually.
- SEC. 3: The Fire Department Ladder Truck Fund shall accumulate up to \$2,500,000 toward the purchase of the ladder truck over a period not to exceed ten years. In the event the truck is not purchased or if there are funds left in the Fire Department Ladder Truck Capital Projects Fund after the purchase of the ladder truck, any funds not expended for a ladder truck will be returned to the Safety Fund.
- SEC. 4: This ordinance shall take effect and be in force from and after the earliest period allowed by law.

---

KRIS LEE, MAYOR

PASSED: \_\_\_\_\_



ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance 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 | _____ |

City of  
**PIQUA** COMMISSION AGENDA  
 STAFF REPORT

L.2.

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                              |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE</b>                                                   | November 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |
| <b>REPORT TITLE</b>                                                   | <b><u>Resolution No. R-123-24</u></b><br>A Resolution Authorizing Purchase Orders to Chemical Services, Inc., Greer Lime Company, Water Solutions Unlimited, Inc., Aqua Smart, Inc., JCI Jones Chemicals Inc., Kemira Water Solutions and Matheson Tri-Gas, Inc. for the 2025 Purchase of Various Water Treatment Chemicals                                                                                                                                   |                                                                                                                              |
| <b>SUBMITTED BY</b>                                                   | Kevin Krejny, Director<br>Underground Utilities                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                              |
| <b>AGENDA CLASSIFICATION</b>                                          | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                              |
| <b>BACKGROUND</b>                                                     | Bids were taken on October 23, 2024 and 20 bids in total were received for the purchase of sodium hexametaphosphate, activated carbon, liquid sodium permanganate, liquid ferric sulfate, quicklime, hydrofluosilicic acid, and sodium hypochlorite. The best and lowest bids are being recommended for award with the bid tabulation attached for your reference. Chemical quantities for bid purposes are based off of the previous year's chemical usages. |                                                                                                                              |
| <b>BUDGET/FINANCIAL IMPACT</b><br>(Project costs and funding sources) | Budgeted \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                  | In total, \$334,000 is budgeted for 2025                                                                                     |
|                                                                       | Expenditure \$:                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$330,000 is our estimated expenditure                                                                                       |
|                                                                       | Source of Funds:                                                                                                                                                                                                                                                                                                                                                                                                                                              | 403-305-641-7154; 403-305-641-7155; 403-305-641-7156; 403-305-641-7157; 403-305-641-7158; 403-305-641-7161; 403-305-641-7163 |
|                                                                       | Narrative:                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Each chemical has its own budget line item                                                                                   |
| <b>ATTACHMENTS</b>                                                    | 1. Preliminary Bid Tab Water Chemicals IFB 2416                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                              |

**Resolution No. R-123-24**

**A Resolution Authorizing Purchase Orders to Chemical Services, Inc., Greer Lime Company, Water Solutions Unlimited, Inc., Aqua Smart, Inc., JCI Jones Chemicals Inc., Kemira Water Solutions and Matheson Tri-Gas, Inc. for the 2025 Purchase of Various Water Treatment Chemicals**

WHEREAS, the Water Treatment Plant requires the purchase of various water treatment chemicals for the water treatment process; and

WHEREAS, after solicitation of bids, bids were opened resulting in the tabulation of bids as listed in Exhibit "A" attached hereto;

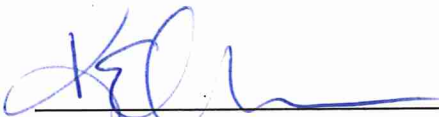
NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: Purchase orders are hereby authorized to:

| <b><u>Company</u></b>           | <b><u>Product</u></b>                       |
|---------------------------------|---------------------------------------------|
| Aqua Smart, Inc.                | Sodium Hexametaphosphate at \$1.452 per lb. |
| Water Solutions Unlimited, Inc. | Sodium Permanganate at \$11.75 per gal.     |
| Kemira Water Solutions          | Liquid Ferric Sulfate at \$2.28 per gal.    |
| Greer Lime Company              | Quicklime at \$321.46 per ton               |
| Chemical Services, Inc.         | Hydrofluosilicic Acid at \$3.32 per gal.    |
| Matheson Tri-Gas, Inc.          | Liquid Carbon Dioxide at \$.075 per lb.     |
| JCI Jones Chemicals Inc.        | Sodium Hypochlorite at \$1.72 per gal.      |

SEC. 2: The Finance Director certified that funds are available or anticipated to come into the City Treasury and is hereby authorized to draw his warrant from time to time on the appropriate account of the City Treasury in payment according to the contract terms.

SEC. 3: This resolution shall take effect and be in force from and after the earliest period allowed by law.

  
\_\_\_\_\_  
KRIS LEE, MAYOR

PASSED: 11-12-2024

ATTEST: Diana Tanpler



CLERK OF COMMISSION

The Motion to adopt the foregoing Resolution was offered by <sup>Comm</sup>~~None~~ <sup>Vetter</sup>, seconded by <sup>Comm</sup>~~None~~ <sup>Simmons</sup>, and on roll call the following vote ensued:

Mayor Kris Lee

yah

Commissioner Jim Vetter

yah

Commissioner Paul Simmons

yah

Commissioner Thomas Hohman

yah

Commissioner Frank DeBrosse

yah

CITY OF PIQUA - BID TABULATION  
2025 Chemicals for Water Treatment

Preliminary Results

Reference No.: IFB 2416  
Opened 10/23/24 @ 2:00 p.m.

| DESCRIPTION                                      | BIDDER No.:<br>NAME:  |             | UNIT | 1<br>Greer Lime<br>Company<br>Morgantown<br>WV 26507<br>BID: | 2<br>Brenntag<br>Mid-South<br>Hebron<br>OH 43025<br>BID: | 3<br>Shannon<br>Chemical Corp.<br>Malvern<br>PA 19355<br>BID: | 4<br>George Coyne<br>Chemical Co., Inc.<br>Croydon<br>PA 19021<br>BID: | 5<br>Carus LLC<br>Peru<br>IL 61354<br>BID: |
|--------------------------------------------------|-----------------------|-------------|------|--------------------------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------------------|
|                                                  | CITY:<br>STATE & ZIP: |             |      |                                                              |                                                          |                                                               |                                                                        |                                            |
| 1 Sodium Hexametaphosphate<br>403-305-641-7161   |                       | 10,000 LBS  |      | NB                                                           | \$ 1,580<br>\$ 15,800.00                                 | \$ 1.63<br>\$ 16,300.00                                       | \$ 1.576<br>\$ 15,763.00                                               | \$ 1.62<br>\$ 16,200.00                    |
| 2 Liquid Sodium Permanganate<br>403-305-641-7163 |                       | 2,000 GAL   |      | NB                                                           | NB                                                       | \$ 18.29<br>\$ 36,580.00                                      | NB                                                                     | NB                                         |
| 3 Liquid Ferric Sulfate<br>403-305-641-7155      |                       | 30,000 GAL  |      | NB                                                           | NB                                                       | NB                                                            | NB                                                                     | NB                                         |
| 4 Quicklime<br>403-305-641-7157                  |                       | 900 TONS    |      | \$ 321.46<br>\$ 289,314.00                                   | NB                                                       | NB                                                            | NB                                                                     | NB                                         |
| 5 Hydrofluosilicic Acid<br>403-305-641-7156      |                       | 4,000 GAL   |      | NB                                                           | \$ 4,1990<br>\$ 16,796.00                                | NB                                                            | NB                                                                     | NB                                         |
| 6 Liquid Carbon Dioxide<br>403-305-641-7158      |                       | 200,000 LBS |      | NB                                                           | NB                                                       | NB                                                            | NB                                                                     | NB                                         |
| 7 Sodium Hypochlorite<br>403-305-641-7154        |                       | 40,000 GAL  |      | NB                                                           | \$ 1,940<br>\$ 77,600.00                                 | NB                                                            | NB                                                                     | NB                                         |
|                                                  |                       |             |      |                                                              |                                                          |                                                               |                                                                        |                                            |
|                                                  |                       |             |      |                                                              |                                                          |                                                               |                                                                        |                                            |

CITY OF PIQUA - BID TABULATION  
2025 Chemicals for Water Treatment

Reference No.: IFB 2416  
Opened 10/23/24 @ 2:00 p.m.

| BIDDER No.:<br>NAME: | CITY:<br>STATE & ZIP: | DESCRIPTION                                    | UNIT        | 6<br>Water Solutions<br>Unlimited |              | 7<br>SAL Chemical |              | 8<br>Lhoist<br>North America |  | 9<br>Chemical<br>Services, Inc. |              | 10<br>Mississippi<br>Lime Company |  |
|----------------------|-----------------------|------------------------------------------------|-------------|-----------------------------------|--------------|-------------------|--------------|------------------------------|--|---------------------------------|--------------|-----------------------------------|--|
|                      |                       |                                                |             | BID:                              |              | BID:              |              | BID:                         |  | BID:                            |              | BID:                              |  |
| 1                    |                       | Sodium Hexametaphosphate<br>403-305-641-7161   | 10,000 LBS  | \$ 1.75                           | \$ 17,500.00 | \$ 1.80           | \$ 18,000.00 | NB                           |  | \$ 2.14                         | \$ 21,400.00 | NB                                |  |
| 2                    |                       | Liquid Sodium Permanganate<br>403-305-641-7163 | 2,000 GAL   | \$ 11.75                          | \$ 23,500.00 | NB                |              | NB                           |  | \$ 14.66                        | \$ 29,320.00 | NB                                |  |
| 3                    |                       | Liquid Ferric Sulfate<br>403-305-641-7155      | 30,000 GAL  | NB                                |              | \$ 2.470          | \$ 74,100.00 | NB                           |  | \$ 2.510                        | \$ 75,300.00 | NB                                |  |
| 4                    |                       | Quicklime<br>403-305-641-7157                  | 900 TONS    | NB                                |              | NB                |              | \$ 621.73                    |  | NB                              |              | \$ 372.86                         |  |
| 5                    |                       | Hydrofluosilicic Acid<br>403-305-641-7156      | 4,000 GAL   | \$ 3.95                           | \$ 15,800.00 | NB                |              | NB                           |  | \$ 3.32                         | \$ 13,280.00 | NB                                |  |
| 6                    |                       | Liquid Carbon Dioxide<br>403-305-641-7158      | 200,000 LBS | NB                                |              | NB                |              | NB                           |  | NB                              |              | NB                                |  |
| 7                    |                       | Sodium Hypochlorite<br>403-305-641-7154        | 40,000 GAL  | \$ 2.45                           | \$ 98,000.00 | NB                |              | NB                           |  | \$ 2.09                         | \$ 83,600.00 | NB                                |  |
|                      |                       |                                                |             |                                   |              |                   |              |                              |  |                                 |              |                                   |  |



CITY OF PIQUA - BID TABULATION  
2025 Chemicals for Water Treatment

Reference No.: IFB 2416  
Opened 10/23/24 @ 2:00 p.m.

| DESCRIPTION                                      | UNIT        | BIDDER No.:<br>NAME: | 11<br>JCI Jones<br>Chemicals Inc.<br>Beech Grove<br>IN 46107 | 12<br>Chemtrade<br>Chemicals<br>Parsippany<br>NJ 07054 | 13<br>Chemrite, Inc.<br>Burford<br>GA 30518 | 14<br>Miami Products<br>& Chemical Co.<br>Dayton<br>OH 45403 | 15<br>Alexander<br>Chemical Corp.<br>LaPorte<br>IN 46350 |
|--------------------------------------------------|-------------|----------------------|--------------------------------------------------------------|--------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------|
|                                                  |             |                      | BID:                                                         | BID:                                                   | BID:                                        | BID:                                                         | BID:                                                     |
| 1 Sodium Hexametaphosphate<br>403-305-641-7161   | 10,000 LBS  |                      | NB                                                           | NB                                                     |                                             | NB                                                           | \$ 1.84<br>\$ 18,380.00                                  |
| 2 Liquid Sodium Permanganate<br>403-305-641-7163 | 2,000 GAL   |                      | NB                                                           | NB                                                     | \$ 14.320<br>\$ 28,640.00                   | NB                                                           | NB                                                       |
| 3 Liquid Ferric Sulfate<br>403-305-641-7155      | 30,000 GAL  |                      | NB                                                           | \$ 3.416<br>\$102,480.00                               | NB                                          | NB                                                           | NB                                                       |
| 4 Quicklime<br>403-305-641-7157                  | 900 TONS    |                      | NB                                                           | NB                                                     | NB                                          | NB                                                           | NB                                                       |
| 5 Hydrofluosilicic Acid<br>403-305-641-7156      | 4,000 GAL   |                      | NB                                                           | NB                                                     | NB                                          | NB                                                           | \$ 4.43<br>\$ 17,720.00                                  |
| 6 Liquid Carbon Dioxide<br>403-305-641-7158      | 200,000 LBS |                      | NB                                                           | NB                                                     | NB                                          | NB                                                           | NB                                                       |
| 7 Sodium Hypochlorite<br>403-305-641-7154        | 40,000 GAL  |                      | \$ 1.72<br>\$ 68,800.00                                      | NB                                                     | NB                                          | \$ 1.86<br>\$ 74,400.00                                      | \$ 2.02<br>\$ 80,800.00                                  |
|                                                  |             |                      |                                                              |                                                        |                                             |                                                              |                                                          |

CITY OF PIQUA - BID TABULATION  
2025 Chemicals for Water Treatment

Reference No.: IFB 2416  
Opened 10/23/24 @ 2:00 p.m.

| BIDDER No.:<br>NAME:<br><br>CITY:<br>STATE & ZIP: | DESCRIPTION                                    | UNIT        | 16                                                         | 17                                                            | 18                                                        | 19                                                | 20                                              |
|---------------------------------------------------|------------------------------------------------|-------------|------------------------------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------|---------------------------------------------------|-------------------------------------------------|
|                                                   |                                                |             | Carmeuse<br>Lime & Stone<br>Pittsburgh<br>PA 15222<br>BID: | Air Products<br>and Chemical<br>Allentown<br>PA 18106<br>BID: | Kemira Water<br>Solutions<br>Lawrence<br>KS 66049<br>BID: | Matheson<br>Tri-Gas<br>Irving<br>TX 75039<br>BID: | Aqua Smart, Inc.<br>Atlanta<br>GA 30331<br>BID: |
| 1                                                 | Sodium Hexametaphosphate<br>403-305-641-7161   | 10,000 LBS  | NB                                                         | NB                                                            | NB                                                        | NB                                                | \$ 1.452<br>\$ 14,520.00                        |
| 2                                                 | Liquid Sodium Permanganate<br>403-305-641-7163 | 2,000 GAL   | NB                                                         | NB                                                            | NB                                                        | NB                                                | NB                                              |
| 3                                                 | Liquid Ferric Sulfate<br>403-305-641-7155      | 30,000 GAL  | NB                                                         | NB                                                            | \$ 2.28<br>\$ 68,400.00                                   | NB                                                | NB                                              |
| 4                                                 | Quicklime<br>403-305-641-7157                  | 900 TONS    | \$ 466.92<br>\$ 420,228.00                                 | NB                                                            | NB                                                        | NB                                                | NB                                              |
| 5                                                 | Hydrofluosilicic Acid<br>403-305-641-7156      | 4,000 GAL   | NB                                                         | NB                                                            | NB                                                        | NB                                                | NB                                              |
| 6                                                 | Liquid Carbon Dioxide<br>403-305-641-7158      | 200,000 LBS | NB                                                         | \$ 0.1100<br>\$ 22,000.00                                     | NB                                                        | \$ 0.075<br>\$15,000.00                           | NB                                              |
| 7                                                 | Sodium Hypochlorite<br>403-305-641-7154        | 40,000 GAL  | NB                                                         | NB                                                            | NB                                                        | NB                                                | NB                                              |
|                                                   |                                                |             |                                                            |                                                               |                                                           |                                                   |                                                 |
|                                                   |                                                |             |                                                            |                                                               |                                                           |                                                   |                                                 |

City of  
**PIQUA** COMMISSION AGENDA  
STAFF REPORT

L.3.

|                                                                       |                                                                                                                                                                   |  |  |
|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>MEETING DATE</b>                                                   | November 12, 2024                                                                                                                                                 |  |  |
| <b>REPORT TITLE</b>                                                   | <b><u>Resolution No. R-124-24</u></b><br>A resolution regarding the applied for liquor permit for Lighthouse At The Lock LLC., 125 W. Ash Street, Piqua, OH 45356 |  |  |
| <b>SUBMITTED BY</b>                                                   | Frank Patrizio, Director<br>Law                                                                                                                                   |  |  |
| <b>AGENDA CLASSIFICATION</b>                                          | Resolution                                                                                                                                                        |  |  |
| <b>BACKGROUND</b>                                                     | Type background info here.                                                                                                                                        |  |  |
| <b>BUDGET/FINANCIAL IMPACT</b><br>(Project costs and funding sources) | Budgeted \$:                                                                                                                                                      |  |  |
|                                                                       | Expenditure \$:                                                                                                                                                   |  |  |
|                                                                       | Source of Funds:                                                                                                                                                  |  |  |
|                                                                       | Narrative:                                                                                                                                                        |  |  |
| <b>ATTACHMENTS</b>                                                    | 1. Liquor permit Lighthouse                                                                                                                                       |  |  |



**Resolution No. R-124-24**

**A resolution regarding the applied for liquor permit for Lighthouse At The Lock LLC., 125 W. Ash Street, Piqua, OH 45356**

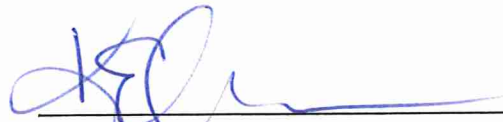
WHEREAS, Chapter 4303 of the Ohio Revised Code authorizes the Ohio Division of Liquor Control to issue liquor permits within the state of Ohio; and

WHEREAS, Chapter 4303 of the Ohio Revised Code authorizes the legislative authority of a municipal corporation to object to the issuance, transfer, or renewal of a liquor permit within the limits of such municipal corporation and request a hearing thereon; and

WHEREAS, the Piqua City Commission has received from the Ohio Division of Liquor Control an application for a liquor permit from LIGHTHOUSE AT THE LOCK LLC, 213-215 MAIN STREET, PIQUA, OH 45356.

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 City Commission of the City of Piqua has no objections to this liquor permit and does not request a hearing
- SEC. 2: The legislative notice will be sent by the Clerk of Commission to the Ohio Division of Liquor Control no later than November 25, 2024
- SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

  
KRIS LEE, MAYOR

PASSED: 11-12-24

ATTEST: Diana Tompkins  
CLERK OF COMMISSION

Comm Simmons

Comm Hohman

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  
Nay  
Yah  
Yah  
Yah



DATE: October 29, 2024

TO: City of Piqua – Chief of Police Rick Byron  
City of Piqua – Law Director Frank Patrizio  
City of Piqua – Economic Development Director Chris Schmiesing

From: Diana Tamplin, City of Piqua – Clerk of Commission

**LIQUOR PERMIT APPLICATION**

Please review the attached application for a new liquor license from LIGHTHOUSE AT THE LOCK LLC, 125 W Ash Street, Piqua, Ohio, 45356, and give me your comments.

The attached notice was received in the Clerk of Commission Office on OCTOBER 29, 2024, with notification due to the Ohio Division of Liquor Control no later than NOVEMBER 25, 2024.

|                                                | Objects | No Objections |
|------------------------------------------------|---------|---------------|
| Chief of Police Rick Byron                     | _____   | _____X        |
| Law Director Frank Patrizio                    | _____   | _____X        |
| Economic Development Director Chris Schmiesing | _____   | _____X        |

|                       | Objects | No Objections |
|-----------------------|---------|---------------|
| Mayor Lee             | _____   | _____         |
| Commissioner DeBrosse | _____   | _____         |
| Commissioner Grissom  | _____   | _____         |
| Commissioner Lee      | _____   | _____         |
| Commissioner Vetter   | _____   | _____         |



NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4006  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2390 FAX(614)644-3188

TO

|                |     |             |        |                                                                 |
|----------------|-----|-------------|--------|-----------------------------------------------------------------|
| 5190480        |     | NEW         |        | LIGHTHOUSE AT THE LOCK LLC<br>213-215 MAIN ST<br>PIQUA OH 45356 |
| PERMIT NUMBER  |     | TYPE        |        |                                                                 |
| ISSUE DATE     |     |             |        |                                                                 |
| 09 20 2024     |     |             |        |                                                                 |
| FILING DATE    |     |             |        |                                                                 |
| D5L            |     |             |        |                                                                 |
| PERMIT CLASSES |     |             |        |                                                                 |
| 55             | 077 | A           | E30003 |                                                                 |
| TAX DISTRICT   |     | RECEIPT NO. |        |                                                                 |

FROM 10/23/2024

|                |  |             |  |  |
|----------------|--|-------------|--|--|
| PERMIT NUMBER  |  | TYPE        |  |  |
| ISSUE DATE     |  |             |  |  |
| FILING DATE    |  |             |  |  |
| PERMIT CLASSES |  |             |  |  |
| TAX DISTRICT   |  | RECEIPT NO. |  |  |



MAILED 10/23/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/25/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.  
REFER TO THIS NUMBER IN ALL INQUIRIES **A NEW 5190480**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF PIQUA CITY COUNCIL  
201 W WATER ST  
PIQUA OHIO 45356

City of  
**PIQUA** COMMISSION AGENDA  
 STAFF REPORT

L.4.

|                                                                |                                                                                                                                                                                                                                                                                                                              |                                                                                                                               |  |
|----------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--|
| MEETING DATE                                                   | November 12, 2024                                                                                                                                                                                                                                                                                                            |                                                                                                                               |  |
| REPORT TITLE                                                   | <u>Resolution No. R-125-24</u><br>Resolution to Authorize an Annexation Agreement between the City of Piqua and Concord Township                                                                                                                                                                                             |                                                                                                                               |  |
| SUBMITTED BY                                                   | Chris Schmiesing, Director<br>Economic Development                                                                                                                                                                                                                                                                           |                                                                                                                               |  |
| AGENDA CLASSIFICATION                                          | Resolution                                                                                                                                                                                                                                                                                                                   |                                                                                                                               |  |
| BACKGROUND                                                     | The owner of the subject property, Bruns Upper Valley Development LLC, desires to annex the subject property into the City of Piqua to access water and sewer utilities and other municipal services. The owner has secured an annexation agreement from the Concord Township Trustees to facilitate the annexation process. |                                                                                                                               |  |
| BUDGET/FINANCIAL IMPACT<br>(Project costs and funding sources) | Budgeted \$:                                                                                                                                                                                                                                                                                                                 | 0                                                                                                                             |  |
|                                                                | Expenditure \$:                                                                                                                                                                                                                                                                                                              | 0                                                                                                                             |  |
|                                                                | Source of Funds:                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                           |  |
|                                                                | Narrative:                                                                                                                                                                                                                                                                                                                   | Approving the resolution will enable the future development of the property thereby facilitating the growth of the community. |  |
| ATTACHMENTS                                                    | 1. Annexation Agreement                                                                                                                                                                                                                                                                                                      |                                                                                                                               |  |

**Resolution No. R-125-24**

**Resolution to Authorize an Annexation Agreement between the City of Piqua and Concord Township**

WHEREAS, the owner of the subject property desires to annex the tract of land into the city of Piqua to enable the future development of the property by providing the opportunity to connect to the municipal city water and sewer services; and,

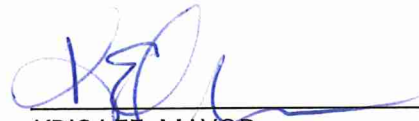
WHEREAS, the City of Piqua and the Board of Trustees of Concord Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to parcel C06-032810 located along the west side of Interstate 75, extending from the southern corporation limits to the south, to facilitate the annexation of the property, said Annexation Agreement included herewith as Exhibit A; and,

WHEREAS, the Ohio Revised Code provides that the City of Piqua and the Board of Trustees of Concord Township may enter into annexation agreements.

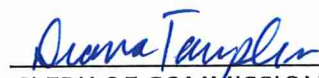
NOW, THEREFORE, BE IT RESOLVED by the Commission of the City of Piqua, Miami County, Ohio, the majority of all members elected thereto concurring that:

SEC. 1: The Annexation Agreement included herewith as Exhibit A is hereby approved and the City Manager is hereby authorized to execute said agreement on behalf of the City and this Commission.

SEC. 2: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

  
KRIS LEE, MAYOR

PASSED: 11-12-2024

ATTEST:   
CLERK OF COMMISSION

Coma Hohman

Coma 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

Yah  
Yah



Commissioner Paul Simmons  
Commissioner Thomas Hohman  
Commissioner Frank DeBrosse

yah  
yah  
yah

BRUNS

## ANNEXATION AGREEMENT

This Agreement is entered into this 31 day of OCTOBER, 2024, between the City of Piqua, hereinafter "City", and the Board of Township Trustees of Concord Township, Miami County, Ohio, hereinafter "Township", Pursuant to R.C. 709.022, and 709.192:

**WHEREAS**, the Ohio Revised Code provides that the legislative authority of a Municipal Corporation and the Board of Township Trustees may enter into annexation agreements; and

**WHEREAS**, the City of Piqua and the Board of Township Trustees of Concord Township, Miami County, Ohio desire to enter into an annexation agreement to be applied to the proposed annexation to the City of property belonging to Bruns Upper Valley Development LLC, said property situated in Concord Township, and known as parcel C06-032810, located along the west side of Interstate 75 extending from the northern township boundary line to the south; and

**NOW, THEREFORE**, in consideration of the above recitals and in consideration of the mutual benefits and promises hereinafter contained, the parties agree as follows:

1. The City consents to the annexation of the said Real Property to the City and agrees to provide sanitation, police, fire, rescue, electric power, water, and sewer services to the residents of the property at the same cost and under the same policies and conditions that said services are provided to the other residents of the City upon the annexation of the Real Property to the City; and, in accordance with other agreements entered into by the City, and or policies adopted by the City, any one or more of the aforementioned services may be provided to the Real Property prior to the annexation date.
2. The Township consents to the annexation of the said Real Property to the City upon the Real Property becoming contiguous to the corporation limits of the City, subject to compliance with Ohio R.C. Chapter 709;
3. The City shall institute proceedings to annex the said Real Property, and detach the said Real Property from the Township, and further agrees that the Real Property shall not remain part of Concord Township, Miami County, Ohio;
4. Upon annexation Piqua shall make the following payments to the Township for property designated commercial and or industrial real, and property subject to personal, and public utility property tax;
  - a. In the first through third years following the annexation and exclusion of the territory from the township, eighty percent of the township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
  - b. In the fourth and fifth years following the annexation and exclusion of the territory from the township, sixty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for industrial real, personal and public utility property taxes if the annexation had not occurred;

- c. In the sixth and seventh years following the annexation and exclusion of the territory from the Township, sixty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
  - d. In the eighth and ninth years following the annexation and exclusion of the territory from the Township, fifty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred;
  - e. In the tenth through twelfth years following the annexation and exclusion of the territory from the Township, forty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for commercial and industrial real, personal and public utility property taxes if the annexation had not occurred.
5. Upon annexation Piqua shall make the following payments to the Township for property designated retail and or residential;
- a. In the first through third years following the annexation and exclusion of the territory from the Township, eighty percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
  - b. In the fourth and fifth years following the annexation and exclusion of the territory from the Township, fifty-two and one-half percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
  - c. In the sixth through the tenth years following the annexation and exclusion of the territory from the Township, forty percent of the Township taxes in the annexed territory that would have been due the Township for residential and real property taxes if the annexation had occurred;
  - d. In the eleventh and twelfth years following the annexation and exclusion of the territory from the Township, twenty-seven and one-half percent of the Township taxes in the annexed territory that would have been due the Township for residential and retail real property taxes if the annexation had not occurred;
6. The obligations set forth in paragraph four and five above shall be computed and effected on the basis of the then current valuation which may increase or decrease during the term of this Agreement, and each such annual payment shall be made in a single installment as soon as may be practicable after the tax settlement of the next ensuing calendar year.

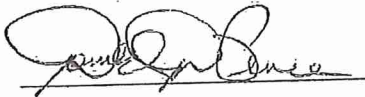


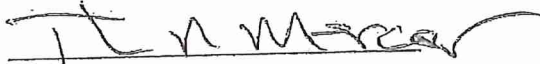
IN WITNESS WHEREOF, the City and Board of Trustees have, pursuant to resolutions duly approved, enter into this Agreement this 8TH day of OCTOBER, 2024.

CITY OF PIQUA  
MIAMI COUNTY, OHIO

\_\_\_\_\_  
L. Paul Oberdorfer, City Manager

BOARD OF TOWNSHIP TRUSTEES OF  
CONCORD TOWNSHIP, MIAMI COUNTY, OHIO

 10/8/24





APPROVED AS TO FORM ONLY:

\_\_\_\_\_  
Paul M. Watkins  
County Prosecutor



Frank J. Patrizio  
City of Piqua Law Director

City of

PIQUA

COMMISSION AGENDA

STAFF REPORT

L.5.

|                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                  |
|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MEETING DATE                                                                 | November 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                  |
| REPORT TITLE                                                                 | <b>Resolution No. R-126-24</b><br>A Resolution Awarding a Contract to Sulzer Turbo Services Houston Inc. for #8 Gas Turbine Cooling System Repair for the Power System                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                  |
| SUBMITTED BY                                                                 | Tim Angle<br><br>Power                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                  |
| AGENDA CLASSIFICATION                                                        | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                  |
| BACKGROUND                                                                   | <p>The Power System owns, operates, and maintains two combustion turbines which consume #2 fuel oil to generate electricity. These units provide significant economic benefit to Piqua electric customers by peak-shaving or reducing Piqua's overall electric demand during periods of high system load. The opportune operation of Piqua's gas turbines provides savings to Piqua's electric customers which now exceeds \$2,500,000 annually, as well as serving as a back-up power source for the city in the event of a regional power outage.</p> <p>Piqua's #8 Gas Turbine is a General Electric Frame 5 combustion turbine, purchased and installed new in Piqua in 1971. This unit is experiencing overheating issues which will not allow it to run at full potential. We have contracted Sulzer Turbo Services Houston, Inc to replace deficient components that are critical to the cooling system and install additional monitoring points to further enhance the reliability of the unit.</p> <p>A contract with Sulzer Turbo Services Houston, Inc, for gas turbine cooling system repairs and upgrades was unanimously recommended to Piqua City Commission for approval by the Piqua Energy Board at their October 29, 2024, meeting.</p> |                                                                                                                                                                                  |
| <b>BUDGET/FINANCIAL<br/>IMPACT</b><br>(Project costs and<br>funding sources) | Budgeted \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | \$130,000                                                                                                                                                                        |
|                                                                              | Expenditure \$:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | \$250,000                                                                                                                                                                        |
|                                                                              | Source of Funds:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 401-202-513-7547 : \$130,000<br>401-202-511-7553 : \$120,000                                                                                                                     |
|                                                                              | Narrative:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Although not anticipated in the 2024 budget development, funds are available in other unutilized Power System accounts, thus the total Power System budget remains below budget. |

|                    |      |
|--------------------|------|
| <b>ATTACHMENTS</b> | None |
|--------------------|------|



**Resolution No. R-126-24**

**A Resolution Awarding a Contract to Sulzer Turbo Services Houston Inc. for #8 Gas Turbine Cooling System Repair for the Power System**

WHEREAS, the Power System owns, maintains and operates two combustion turbines as critical back-up power resources for the City of Piqua; and

WHEREAS, the continued operation of these resources provides significant financial benefit to Piqua electric customers; and

WHEREAS, the cooling system on the GE Frame 5 gas turbine is overheating and is need of component replacements and upgrades to the cooling system to ensure continued system reliability.

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: A contract for said gas turbine coolant system upgrades is hereby awarded to Sulzer Turbine Services Houston, Inc. as the best, responsible proposer and the City Manager is hereby authorized to execute a contract with said proposer pursuant to contract specifications.

SEC. 2: The Finance Director certifies that funds are available is hereby authorized to draw his warrant from time to time on the appropriate account of the city treasury according to contract terms, not exceeding a total of \$250,000.

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

  
KRIS LEE, MAYOR

PASSED: 11-12-2024

ATTEST: Dana Tamplin  
CLERK OF COMMISSION

Conn Hohman

Conn 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

Yah

Yah

Yah

City of  
**PIQUA** COMMISSION AGENDA  
STAFF REPORT

L.6.

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING DATE</b>                                                   | November 12, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>REPORT TITLE</b>                                                   | <b><u>Resolution No. R-127-24</u></b><br>A Resolution Awarding a Contract to TG Advisors, LLC for Engineering Services Related to #8 Gas Turbine Cooling System Upgrades for the Power System                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>SUBMITTED BY</b>                                                   | Tim Angle<br>Power                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>AGENDA CLASSIFICATION</b>                                          | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>BACKGROUND</b>                                                     | <p>The Power System owns, operates, and maintains two combustion turbines which consume #2 fuel oil to generate electricity. These units provide significant economic benefit to Piqua electric customers by peak-shaving or reducing Piqua's overall electric demand during periods of high system load. The opportune operation of Piqua's gas turbines provides savings to Piqua's electric customers which now exceeds \$2,500,000 annually, as well as serving as a back-up power source for the city in the event of a regional power outage.</p> <p>Piqua's #8 Gas Turbine is a General Electric Frame 5 combustion turbine, purchased and installed new in Piqua in 1971. This unit is experiencing overheating issues which will not allow it to run at full potential. We have contracted TG Advisors, LLC to provide engineering services related to upgrades to the cooling system and provide additional diagnostic tools to allow for more efficient and optimal unit performance.</p> <p>A contract with TG Advisors, LLC for engineering services related to gas turbine cooling system upgrades was unanimously recommended to Piqua City Commission for approval by the Piqua Energy Board at their October 29, 2024, meeting.</p> |
| <b>BUDGET/FINANCIAL IMPACT</b><br>(Project costs and funding sources) | <p>Budgeted \$: \$25,000<br/>Expenditure \$: \$125,000<br/>Source of Funds: 401-202-513-7547 : \$25,000<br/>401-202-511-7553 : \$100,000</p> <p>Narrative:<br/>Although not anticipated in the 2024 budget development, funds are available in other unutilized Power System accounts, thus the total Power System budget remains below budget.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ATTACHMENTS</b>                                                    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |



**Resolution No. R-127-24**

**A Resolution Awarding a Contract to TG Advisors, LLC for Engineering Services Related to #8 Gas Turbine Cooling System Upgrades for the Power System**

WHEREAS, the Power System owns, maintains and operates two combustion turbines as critical back-up power resources for the City of Piqua; and

WHEREAS, the continued operation of these resources provides significant financial benefit to Piqua electric customers; and

WHEREAS, the cooling system on the GE Frame 5 gas turbine is overheating and is need of engineering services related to component replacements and upgrades to the cooling system to ensure continued system reliability.

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: A contract for said engineering services related to gas turbine coolant system upgrades is hereby awarded to TG Advisors, LLC. as the best, responsible proposer and the City Manager is hereby authorized to execute a contract with said proposer pursuant to contract specifications.

SEC. 2: The Finance Director certifies that funds are available is hereby authorized to draw his warrant from time to time on the appropriate account of the city treasury according to contract terms, not exceeding a total of \$125,000

SEC. 3: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

  
KRIS LEE, MAYOR

PASSED: 11/12-2024

ATTEST: Diana L Tansler  
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      Yah

Commissioner Jim Vetter  
Commissioner Paul Simmons  
Commissioner Thomas Hohman  
Commissioner Frank DeBrosse

Yah  
Yah  
Yah  
Yah