

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, MARCH 11, 2025
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – February 11, 2025

WORK SESSION

1. Facility Planning Area Boundary
2. Parking Plan

OLD BUSINESS

None

NEW BUSINESS

1. RESOLUTION PC 05-25
A resolution to recommend a Zoning Map Designation of Civic (CV) for parcel N44-250148.
2. RESOLUTION PC 06-25
A resolution to recommend approval of text amendments to the City of Piqua Development Code.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, FEBRUARY 11, 2025
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

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

ROLL CALL

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

Absent: None.

Mr. Harvey made a motion to excuse Mr. Underwood and Mr. Seas seconded the motion. After the motion, Mr. Underwood arrived and joined the meeting.

APPROVAL OF MINUTES

The minutes of January 14, 2025, Planning Commission Meeting were approved by voice vote.

OLD BUSINESS

Mr. Brad Bubp recused himself from PC 02-25 due to a stated conflict of interest and sat in the audience.

Resolution PC 02-25 – Zoning Map Designation - Parcel N44-250148

Mr. Kyle Hinkelman, Community Services Director, was present and gave the staff report. He utilized a PowerPoint presentation to detail the history of the parcel, from annexation through current day. He continued to detail the zoning history of the property and reiterated the need to focus on what is being requested of the Planning Commission; which was to designate a zoning classification on the parcel. He stated the difference between a zoning designation, like IH, and a zoning use, which he detailed.

Mr. Hinkelman noted that the original request for IH – Industrial Heavy designation received substantial discussion and feedback at the previous meeting, and that staff reviewed alternative options. He noted that the two other options that staff could recommend would be IL – Light Industrial or CV – Civic, as both of these designations permitted Essential Services, which is necessary. He continued that the current property has a water plant on it, and the intent of the remainder of the property was to utilize it for public utility needs, namely for power substation needs. He noted that the City had no interest in developing the property for heavy industrial uses, so an IL or CV designation would be acceptable, with the clear understanding that both allow a water plant and power substations.

Mr. Terry Wright asked what the difference is between IL and CV and Mr. Hinkelman answered. Mr. Wright asked for clarification that CV would be the lowest impact designation asked for confirmation that toxic materials wouldn't be permitted in the CV designation. Mr. Hinkelman reiterated that the CV designation would only permit specific uses, none of which allow heavy industrial use.

Mr. Adam Seas stated that he had concerns about light pollution and noise disruptions. He noted that he drove out to the site and saw the three homes near the property. Mr. Seas asked how those concerns would be addressed. Mr. Hinkelman stated that any development on the property would be required to get a Zoning Permit, and that the development code includes requirements for setbacks, landscape buffers and stormwater management, among other requirements. Mr. Seas stated that he has heard from citizens that promises were made by the City when the original water plant was developed that weren't met. He said that he feels CV would be the least impactful designation.

Jeff Lange, 9586 SR 66 N, stated he is against the IH designation. He asked about the new water plant retention pond overflow into Swift Run Lake which is a drinking water source for the city. He voiced his concern about other situations within the city that he felt weren't handled appropriately.

Brittany Brown, 9937 Hardin Alternate, stated she had concerns over a lack of communication with residents and that she wasn't notified by the city of the case. She continued to note concerns with the IH designation, the separate from residential properties of any future development, and the negative health impacts she feels are possible. Ms. Brown also noted her concerns that a substation would negatively impact her property value.

Mr. Hinkelman asked to clarify Ms. Brown's address and stated that based on the notification list the property was notified per the city requirements, and that the addresses utilized are generated from the Miami County Auditor's website. Ms. Brown noted her address is Hardin Alternate and not Hardin North, and asked Mr. Hinkelman to see what can be done with the County. Mr. Hinkelman noted he would see if there is something that can be done with the County.

Ryan Todd, 3105 Tecumseh Circle, stated that there were no substations in the city that are close to residential areas, and said he didn't understand the purpose for the location. He continued that he understands the property needs a zoning designation but he recommends conservation or residential designations.

Valerie Mullikin, 5905 Piqua-Clayton Rd, stated that she thought IH needs 10 acres for a split, but the request is less than 10 acres. Mr. Hinkelman noted that the IH Designation does not require ten acres, but heavy industrial uses, which were not being proposed, do require that acreage and noted the code section. Ms. Mullikin asked Mr. Hinkelman if he would send her that section of the code. He stated he would be happy to send it, if she sent him an email following up on the request.

Danielle Albright, 10156 Little Turtle Ln, stated that she wasn't notified by the city and that citizens shouldn't let the city decide what happens to the parcel. She noted that she felt the Planning Commission should make the decision regardless of the staff recommendation.

Susan Spidel, 1103 Echo Lake Dr, stated that people have lost faith in the city and asked the Commission to protect the citizens from the city. She stated she believes that a substation next to the historic canal and water source is not a good idea.

Mr. Seas reiterated that the Planning Commission makes recommendations to the City Commission, and isn't making the final decision. Mr. Seas asked if a recommendation for conservation would work for the city. Mr. Hinkelman stated that it would not, since conservation does not permit essential services, which are what is what the property is currently used for, and for what future uses include.

Mr. Todd, 3105 Tecumseh Circle, returned to the podium to note the water plant already exists. He asked if the proposed resolution was for both the split parcel and the remainder parcel of land. Mr. Hinkelman stated that since the previous meeting split the parcels, but didn't designate zoning, the request is for only the five acre split parcel at this time. The city will have to come back before the Planning Commission to provide a zoning designation for the remainder parcel that has the water plant on it.

Diana Parke, 4380 Brunson Ln, stated that land has previously been taken from heavy industrial to light industrial to blow up batteries, and she doesn't trust light industrial after it was violated for six years. She stated that the land should be zoned agricultural. Mr. Seas responded that it could be conservation area.

Nick Mahrt, 1433 Covington Ave, stated had concerns about the disturbance of wildlife and light pollution. He recommended that the commission table the item to further discuss it. Mr. Hinkelman stated that this case had already been tabled and Robert's Rules state you can't table the same item twice. He continued that the Planning Commission will have to make a recommendation of approval or denial to the City Commission for their final decision.

Kim Heisler, 1802 W Parkway Dr, stated she felt the city has had problems with oversight in the past and that she thought there were notification issues for the case. She noted her desire to see people physically going door to door or posting signs in yards to show there is a case happening. Ms. Heisler continued to note her concerns with a conflict of interest, and noted that Mr. Bubp recused himself at the meeting, but didn't until the vote at the last meeting. She stated she felt he should resign. She noted her recommendation for an Agricultural designation or Conservation area.

There were no further questions from the public.

Mr. Seas stated that he felt Piqua needed the substation, and agrees that it has to go somewhere, but he doesn't agree in that location. He stated he is in favor of a conservation area designation. Mr. Seas continued that he would prefer AES to come to the meeting to answer questions even if they aren't technically in front of the Commission for anything for this case.

Mr. Seas recommended that the property have a Conservation (CV) zoning designation. Mr. Underwood seconded the motion. The motion was approved with a 4-0 vote.

Mr. Hinkelman stated that this item will go to City Commission on February 18, 2025 for their consideration.

Mr. Bubp returned to chair the remainder of the meeting.

Resolution PC 04-25 – Text Amendment – Backyard Chickens

Mr. Brad Bubp stated that PC 04-25 was tabled at the previous meeting to allow for modifications to the language discussed.

Mr. Hinkelman gave the staff report and again detailed the history of the request for code changes related to chickens in the City of Piqua. Mr. Hinkelman noted the changes that were requested by the Commission and explained how they were incorporated into the proposed language that was before the Commission.

Mr. Underwood requested clarification from staff on whether selling eggs was permitted. Mr. Hinkleman stated that under the current proposed language that would not be permitted. Mr. Wright noted that if someone were to give eggs to another person and that person got sick, the person selling the eggs would be held liable.

Mr. Bubp opened the discussion to the public.

Nicholas Mahrt, 1433 Covington Ave, stated that a person can read about raising chickens in a book, but the actual act of doing so is much harder than it seems. He recommended that even further language be added to the resolution, including the addition of more classes. He expressed concern about chickens attracting coyotes, foxes, and other animals into the city limits. Mr. Mahrt stated that residents could support local farmers or join a co-op instead of having their own chickens. He voiced concern that raising chickens is not a hobby and he fears a loss of interest for people after getting them.

Melissa Jacomet, 221 Gordon St, stated that she is for backyard chickens, and the majority of people interested are willing to meet the requirements necessary to have them. She stated that each chicken requires 3-4 feet of space. She discussed different types of chickens and the requirements for each. Ms. Jacomet stated her support for the ordinance and felt people who want chickens would be willing to pay for classes.

Josh Blackshire, 291 Fox Dr, stated that he is for chickens and stated with added language of veterinarian requirements and inspection requirements, he felt that you would never know that they are there.

Valerie Mullikin, 5905 Piqua-Clayton Rd, stated she approved of the added language and the ordinance overall and that she is willing to help educate others. She noted multiple reasons to support chickens but expressed that she does not believe they should be allowed in historical areas or HOA's.

Joe Wilson, 211 W Greene St, stated that he is against the approval of backyard chickens. He noted his concerns including feces, odor, and potential disease like histoplasmosis. Mr. Wilson referenced the recent rise of bird flu in surrounding counties and mentioned that children below five, pregnant women, and adults over 65 with weakened immune systems should not touch chickens. He requested that if the board recommends approval, they do not allow it within the historic district.

Pam Hawes, 307 Cleveland St, said she has had chickens before, and they help reduce the amount of waste that you throw into the trash. She stated that she has been buying eggs from farmers, but a lot of them are out.

Jim Vetter, 714 S Downing St, voiced concerns regarding property values, noise, and disposal of manure. He noted that there are over twenty neighborhoods within Piqua that have HOA's that do not allow chickens, and the Historic District should also be included in the areas that chickens would not be allowed. He noted his concern that the \$10 fee will not cover the expense of code compliance enforcing

it. He also stated that he felt wanting chickens would not necessarily make that person a responsible chicken owner. He noted he is against the proposed ordinance.

Ms. Heisler came back to the podium and stated that she thought this was passed at the last meeting, and Mr. Harvey noted that it was tabled. Ms. Heisler asked Mr. Hinkelman the size of Covington, and Mr. Hinkleman responded 2,500 people. Ms. Heisler said that a very small percentage of people would be interested in having chickens, and the noise is already a problem due to barking dogs. She noted additional concerns and that people want chickens to provide for their families, not to make people mad.

David Humerickhouse, 1800 Amhurst, stated he was the head of the Southwest Neighborhood Association, and stated that it should be added that neighbors on both sides must sign off in agreement. He noted that bird flu was a concern that that fees should be more than ten dollars. He noted his experience growing up on a farm and that he moved to the city to get away from farms. He noted positives and negatives for having chickens but suggested that the resolution is not approved.

Ms. Hawes returned to the podium to respond to Mr. Humerickhouse's concerns about bird flu and noted that most people in the city wouldn't qualify to have them.

Ms. Heisler again returned to the podium arguing that asking for neighbor approval is ridiculous. He felt that if you have code compliance you shouldn't need neighbors' approval. Ms. Heisler stated that PCR tests are not reliable and can have false positives just like COVID tests, she feels that this is a scare tactic to get people away from self-sustainability.

Ms. Mullikin returned to the podium and reiterated her points on bird flu and stating that we don't require permission from our neighbors to own cats and dogs. She continued to note the costs associated with chickens and that she would be willing to help anyone learn about them.

Mr. Mahrt returned to the podium and stated he supported Ms. Mullikin's offer to educate others. Mr. Mahrt stated that if people went through a hands-on crash course, he doesn't predict that many people will participate. He recommended modifying the language to require taking a weeklong hands-on crash course.

Ms. Mullikin again returned to the podium and stated that the OSU extension office offers a course annually for 4-H and others to take regarding animals and discussed the class.

Mr. Seas, noting the Commission policies, asked that citizens to please only speak once and they have five minutes to speak.

Mr. Underwood reiterated that the Planning Commission does not approve anything; they recommend approval or denial of cases, and then City Commission approves or denies them formally.

Mr. Hinkelman noted that this is a text amendment, and it is an ordinance that will have three readings by the City Commission before final approval or denial.

Ms. Heisler came back to the podium and stated that she felt there is no direct way to reach Planning Commission.

Mr. Hinkelman stated that it is correct, because the Planning Commission members are appointed, not elected. He explained why information should go through city staff, so all Commission members have the

same information and can make decisions based on the same set of information. He said that city staff are happy to pass along any requests or documents provided to the entire Planning Commission, but that individual members should not be talking with the public about cases, to assure that everyone has the same set of facts that are available publicly. He noted that the public can reach out individually to their elected officials about cases or any item that they feel they need to do, but the planning commission is not elected, they are appointed. He asked if the public wants to share anything to the planning commission that they send it through staff, and it will be addressed.

Mr. Bubp asked if it would be advisable to have an area designation regarding how much free space there must be outside of setbacks. Mr. Hinkelman noted the language does have standards regarding the size of the lot.

Ms. Mullikin responded that there should be a three-foot perimeter around coop, and the chickens should not be allowed in the historic district.

Mr. Bubp added that hens make some noise once a day when laying an egg.

Mr. Underwood asked that language be added related to the educational requirements.

Ms. Mullikin mentioned the OSU extension agency – quality assurance course on backyard chickens.

Mr. Hinkelman noted the addition of B.(1)(A)(5) which states: Educational Requirement: Proof of an educational class related to chickens is required. FFA, Ohio State Extension office, or other agency is permitted.

Mr. Bubp stated that language needs to be added that does not allow chickens in the historic district.

Mr. Hinkelman noted the addition of B.(1)(B)(13) which states: Chickens are not permitted in Historic Districts – including the Caldwell Historic District and Downtown Historic District.

Mr. Bubp clarified that no permit should be issued until proof of education is received.

There was cross talk that was not at the podium.

Mr. Mahrt came back to the podium to ask how deceased chickens are dealt with in the city and if they are placed in trash cans. There was cross talk away from the podium.

Mr. Humerickhouse requested that the regulation note all HOA's by name that they are not permitted. Mr. Hinkelman stated that the City of Piqua cannot regulate or enforce HOA rules, and it would be up to each HOA to enforce their regulations against chickens.

Mr. Seas made a motion to approve the amended resolution, seconded by Mr. Harvey. The motion was approved with a 4-0 vote, Mr. Bubp abstained.

OTHER BUSINESS

Mr. Hinkelman thanked everyone for coming to the meeting, and noted that code changes to the Development Code will be coming forward over the next couple months.

Mr. Bubp noted he recused himself from the discussion and vote on PC 02-25, but he noted information regarding EMF's.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission all members agreed by voice to adjourn, the meeting was adjourned at approximately 8:40 P.M.

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

RESOLUTION No. PC 05-25

WHEREAS, the City of Piqua Planning Commission has reviewed the application for rezoning a 42.14-acre parcel (present Water Treatment Plant property identified as Parcel Number N44-250148) to CV (Civic); and

WHEREAS, the applicant, The City of Piqua, intends to utilize the rezoned parcel in a manner consistent with the uses outlined in the City's zoning ordinance for CV (Civic); and

WHEREAS, the proposed rezoning aligns with the City's comprehensive plan by providing flexible standards for adaptive reuse of civic structures and construction of new civic structures; and

WHEREAS, the parcel is suitably located and adequately distanced from residential areas, ensuring minimal conflict between industrial uses and residential neighborhoods; and

WHEREAS, the Planning Commission finds that the rezoning application meets all applicable criteria and standards set forth in the City's zoning ordinance and is in the best interest of the City of Piqua.

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

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

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

STAFF REPORT

Planning Commission

Date: March 11, 2025

Re: PC 05-25 – Rezoning a Parcel

Applicant: City of Piqua

Owner: City of Piqua

Address: 9801 SR 66

Parcel #: N44-250148

Zoning: OS – ‘Open Space’

Request: The City of Piqua wishes to zone a 42.14 ac. tract to “CV - Civic”

Staff Comments and Recommendations:

Background:

The subject parcel, currently undesignated, is occupied by the existing Water Treatment Plant, a critical public utility serving the community. A previous proposal to zone the parcel as "IH - Heavy Industrial" was not recommended, as it was perceived to not align with the site's established use or the City's long-term planning objectives. Staff now recommends zoning the parcel as "CV - Civic" to formalize its current operation and support future public use needs.

Proposed Zoning: CV – Civic

The "CV - Civic" zoning district is designed to accommodate public and institutional uses, such as government facilities, utilities, and community services. Applying this designation to the parcel would:

1. **Legitimize Existing Use:** Officially recognize the Water Treatment Plant as a lawful use, ensuring compliance with zoning regulations.
2. **Allow Expansion:** Permit potential upgrades or expansion of the plant to meet growing utility demands, consistent with its role as an essential public service.
3. **Restrict Incompatible Uses:** Prohibit heavy industrial activities (e.g., manufacturing or processing) that could conflict with the site's civic purpose, surrounding land uses, or environmental considerations.

STAFF REPORT

Analysis:

- **Current Use:** The Water Treatment Plant has operated effectively on the parcel, providing vital water services without adverse impacts on adjacent properties.
- **Consistency with Planning Goals:** The "CV - Civic" zoning aligns with the City's objectives to support infrastructure and public welfare.
- **Community Benefit:** Formalizing this zoning ensures the continued provision of safe, reliable water treatment while allowing flexibility for future public needs.
- **Comparison to IH Zoning:** Unlike "IH - Heavy Industrial," which could introduce noise, traffic, or pollution incompatible with the area, "CV - Civic" maintains the parcel's focus on public utility functions.

Recommendation:

Staff recommends ***approval*** of the "CV - Civic" zoning designation for the parcel. This zoning appropriately reflects the Water Treatment Plant's existing and intended use, supports potential expansion as a public utility, and precludes heavy industrial development that could disrupt the site's civic role. We respectfully request the Planning Commission forward this recommendation to the City Council for final adoption.

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

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

SUBMITTAL REQUIREMENT CHECKLIST

☒ **Application**

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

☐ **\$150 Fee**
(Cash or Check)

APPLICANT INFORMATION

☒ **Primary Contact**

☐ **Billing Contact**

First Last Name:

Contact Person First Last Name:

Mailing Address:

Phone Number:

Email:

Type of legal interest held by applicant:

OWNER INFORMATION

First Last Name: City of Piqua

Mailing Address: 201 W. Water Street, Piqua OH 45356

Phone Number: (937) 778-2049

Email: chenry@piquaoh.gov

LOCATION DETAILS

Street Address: 9801 SR 66

Parcel ID Number: N44-250148

Existing Zoning District: OS - Open Space

Proposed Zoning District: CV - Civic

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

Briefly describe the reason for the requested zoning change:

The City of Piqua are applying to zone this parcel 'CV - Civic' following an earlier attempt to zone it 'IH - Heavy Industrial,' which was not recommended. The 'CV - Civic' designation aligns with the parcel's intended use, enabling the City and essential utility services to operate lawfully and effectively on the site.

ACKNOWLEDGMENT AND AUTHORIZATION

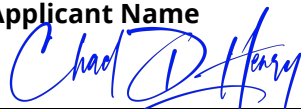
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

Chad D. Henry

February 21, 2025

Applicant Name

Date



City Planner

Applicant Signature

Title



State Route 66

N Hardin

66

Hardin Alternate Rd

N Hardin Rd

State Route 66

OS

OS

I1

State Route 66

RESOLUTION No. PC 06-25

WHEREAS, the City of Piqua Planning Commission has reviewed an amendment to "Title XV – Development Code" to the Development Code of the City of Piqua as shown in Exhibit A, attached; and

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed code amendment:

- ☒ Will not threaten the general health, safety, and welfare of the community; and
- ☒ Conforms to all applicable plans and policies of the city.

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

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

ATTEST: _____
Clerk of Commission

_____ Chairperson

Date: _____

STAFF REPORT

Planning Commission

Date: March 11, 2025
Re: PC 06-25 – Zoning Text Amendment

Applicant: City of Piqua
Owner: N/A

Address: N/A
Parcel #: N/A

Zoning: N/A

Request: Recommendation to make modifications to the following Sections of the Development Code – 3.4, 4.2, 4.7, 5.1, 6.2, 7.1, 7.2, 7.4, 8

Staff Comments and Recommendations:

Overview

The City of Piqua Development Code was originally adopted in 2023. The code has been utilized for over a year by staff and the community and it is apparent that some code sections need review and modification. Staff has worked to keep a list of code situations that are problematic or create less than ideal scenarios or outcomes. In an effort to continually make the Development Code better staff is proposing modifications to sections noted below. Additional changes to the Development Code will be proposed at the April and likely May meeting.

Staff Analysis:

Changes proposed are noted below with a brief explanation of the proposed change:

- Change to term Development Director to Community Services Director.
 - The Development Director position no longer exists.
- Primary Use Table Modifications
 - These changes intend to clarify what districts that civic and emergency services are permitted.
- Div 3.4.2 – Essential Services

STAFF REPORT

- Adds the term “essential utility” to make a clear differentiation between fire and police services and essential utility services.
- Div. 4.2.5 – Parking Requirements
 - Addition of clear standards for parking numbers – based on the ITE manual
 - Removes multi-modal trip requirements, which generally are not able to be utilized.
 - Removes TDM strategies from the code.
- Div. 4.2.7 – Bicycle Parking
 - Modifies the language to allow flexibility in where parking is required and provides for alternatives.
- Div. 4.3.7 – Prohibited Signs
 - Removed “signs advertising illegal activity” as that is not content neutral.
 - Added additional sign types like beacons, vehicles, balloons, etc.
- Div. 4.7.6 – Signs Requiring a Permit
 - Added Electronic Message Center (EMC)
 - Modified the permitted district table for EMC and Pole Signs.
- Div. 4.7.7 – Permanent Sign Types
 - Added EMC standards.
 - Modified standards for Pole Sign.
 - Modified Mural standards to allow 10x the standard size.
- Div. 4.7.10 – Signs in the Downtown Districts
 - Changes the language from LED to Electronic Message Center (EMC).
- Div. 5.1.2 – Riparian and Setback Buffers
 - Add clarifying language to permit modifications that do not compromise the integrity of the bank or negatively impact the function of the buffer but do allow for the continued recreational use of land adjacent to the body of water.
- Div. 6.2.1 - Powers
 - Remove the requirement to have the Planning Commission hear annexation requests, to bring the language in line with state law.
- Div. 6.2.2 – Procedure
 - Reduces language to note that procedure will follow Ohio Revised Code.

STAFF REPORT

- Div. 6.2.3 – Consideration
 - Removes the PC providing a zoning district language.
- Div. 6.2.4 – Zoning Designation Default
 - Adds clarifying language to make parcels that are annexed into the city default to AG – Agricultural zoning designation 60 days after the annexation is adopted if other language isn't brought forward providing a district to it.
- Div. 7.1.4 Planning Commission
 - Removes Certificate of Appropriateness from their duties.
- Div. 7.2.1 – General Review Provisions
 - Clarifies the process for notice to the current process of seven (7) days.
- Div. 7.2.5 – Development Permit
 - Adds clarifying language regarding the utility providers.
- Div. 7.4.1 – Intent
 - Removes the fee schedule and clarifies the organization of the fee schedule.
 - Notes that numbers are rounded up to the nearest dollar.
- Div. 7.4.2 – Contractor Registration
 - Updates language requiring registration for concrete contractors.
- Div. 8 – Definitions
 - Added a definition for "Sign face".

EXHIBIT A: Development Code Modifications

General Changes throughout Code

- Replace the term Development Department with Community Services Department in all locations throughout the Code.

Primary Use Table Modifications

Page 3-6, 3-7

- Add to Permitted Use
 - Civic Facility – IL, IH, AG, PK
 - Emergency Service Facility – AG, PK, CN
 - Essential Service Facility – AG, PK, CN, CV

Div. 3.4. Public Uses

3.4.2 Essential Services

Essential Services includes, but is not limited to, the following:

Emergency service facility	Solar Field
Essential service facility	Wind turbine field
Essential Utility	

E. Essential Utility

1. Definition

A facility created for the sole purpose of providing utility services essential for the functioning of a utility system, including but not limited to water plants, water towers, pumping stations, electrical substations, and wastewater plants.

2. Use Standards

- a. All lighting at facilities shall meet all standards of 4.5.
- b. Facilities are to be screened with a Low-Impact Common Lot Line Screen (4.3.7) along all common lot lines.
- c. Facilities are to be screened with a Low-Impact Frontage Screen (see 4.3.7) along all primary and side street lot lines.

Div. 4.2. Parking and Access

4.2.5. Parking Requirements

...

B. Standards

1. Changes of use, modification of buildings, and new site construction may be required to submit a Transportation Management Plan (TMP) to the **Development Community Services** Director, for review, if the development of the site is unable to meet the general parking standard minimums or maximums defined off-street. The Director may require information as needed to assess the TMP.
2. General Parking Standards.
 - a. For the purpose of calculating a parking minimum or maximum the table below shall be utilized.
 - b. Those calculations noting a “unit” shall mean a room or group of rooms that are owned or rented out as a single dwelling.
 - c. Those calculations noting square footage shall mean the gross floor area of the building utilized by the use. Buildings that have multiple uses within them can breakdown the utilization of the building by use for the purpose of the calculations.
 - d. For any additional categories or detail necessary the Institute of Transportation Engineers Parking Generation Report, 5th Edition parking generation ratios or models shall be utilized.
 - e. Parking Requirements for Residential Uses

Land Use	Spaces Minimum	Spaces Maximum	Bicycle Parking
1 dwelling unit	2 / unit	2 / unit	N/A
2, 3, 4+ dwelling units	1 / unit	1.5 / unit	Yes
4+ dwelling units	1 / unit	1 / unit	Yes
Nursing Home, Home for the Aging	0.50 / unit	0.75 / unit	Yes

f. Parking Requirements for Retail and Commercial Uses

Land Use	Spaces Minimum	Spaces Maximum	Bicycle Parking
Eating and/or Drinking Establishments			
Eating and Drinking Establishments	1 / 75 s.f.	1 / 50 s.f.	N/A
Restaurants with Drive-thru	1 / 175 s.f.	1 / 125 s.f.	Yes
Patios / Outdoor Dining	50% of primary structure	1 / 50 s.f.	Yes
Catering without public areas	1 / 450 s.f.	N/A	Yes
Retail			
10,000 sq.ft. or less	1 / 250 s.f.	1 / 200 s.f.	Yes
10,001-100,000 sq.ft.	1 / 275 s.f.	1 / 200 s.f.	Yes
100,000+ sq.ft.	1 / 300 s.f.	1 / 200 s.f.	Yes
Furniture Stores	1 / 1000 s.f.	1 / 750 s.f.	No
Commercial Centers			
Less than 100,000 GFA with 3 businesses	1 / 275 s.f.	1 / 200 s.f.	Yes
Greater than 100,000 GFA	1 / 300 s.f.	1 / 250 s.f.	Yes
Office			
General Office	1 / 450 s.f.	1 / 300 s.f.	Yes
Call Center	1 / 300 s.f.	N/A	Yes
Hospital	2.5 spaces / bed	N/A	Yes
Medical Office	1 / 300 s.f.	N/A	Yes
Lodging			
Hotel or Motel	1 / room	N/A	No
Rooming House	1 / 400 s.f.	N/A	No
Apartment Hotel	1 / 400 s.f.	N/A	No
Dormitory	1 / 400 s.f.	N/A	Yes
Automobile			
Auto Repair	1 / service bay	N/A	No
Boat and RV Sales, Car and Truck Sales	1 / 5,000 s.f. of lot area used for display 1 / 300 s.f. of building	N/A	No
Car Wash	2 / site	N/A	No
Fuel Sales / Gasoline Stations	2 / site	1 / 300 s.f. of buildings, not including fuel canopies	Yes

g. Parking Requirements for Institutional, Educational, and Civic Uses

Land Use	Spaces Minimum	Spaces Maximum	Bicycle Parking
Day Care			
Adult Day Care	1 / 500 s.f.	N/A	Yes
Child Day Care	1 / 500 s.f.	N/A	Yes
Pet Day Care	1 / 500 s.f.	N/A	Yes
Places of Assembly			
Civic, Fraternal, Religious, or other assembly or institutional organizations, primary uses	1 / 30 s.f. of sanctuary, auditorium, or main place of assembly	N/A	Yes
Civic, Fraternal, Religious, or other assembly or institutional organizations, non-assembly areas	1 / 500 s.f. of non-assembly area	N/A	Yes
Funeral Parlor	1 / 150 s.f.	1 / 100 s.f.	Yes
Stadium	1 / 30 s.f. of assembly space	N/A	Yes
Theater	1 / 30 s.f. of auditorium	N/A	Yes
Schools			
Elementary schools or middle school	1 / 60 s.f. of assembly areas	1 / 1,000 s.f.	Yes
High School, Business, or Technical or Trade School	1 / 60 s.f. of assembly areas	1 / 1,000 s.f.	Yes
University or College	1 / 60 s.f. of assembly areas	1 / 1,000 s.f.	Yes
Athletic Facilities			
Bowling Alley	4 / lane	1 / 300 s.f.	Yes
Staking Rink	1 / 100 s.f.	N/A	Yes
Spectator Sports other than stadium and swimming pools	1 / 60 s.f. of assembly area	1 / 1,000 s.f.	Yes
Tennis, Pickleball, or Racquetball	2 / court	N/A	Yes
Cultural Uses			
Art Gallery	1 / 400 s.f.	N/A	Yes
Library	1 / 400 s.f.	N/A	Yes
Museum	1 / 400 s.f.	N/A	Yes

h. Parking Requirements for Industrial Uses

Land Use	Spaces Minimum	Spaces Maximum	Bicycle Parking
Warehousing	1 / 1,000 s.f. for first 20,000 s.f. 1 / 5,000 s.f. for 20,001-100,000 s.f. 1 / 10,000 s.f. for 100,001+	N/A	No
General Industrial / Manufacturing	1 / 750 s.f. for first 20,000 s.f. 1 / 1,500 s.f. for 20,001-100,000 s.f. 1 / 3,000 s.f. for 150,001+	N/A	No

Self-Storage	1 / 50 storage units	N/A	No
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3. **Transportation Management Plan (TMP).**

The TMP will identify the maximum expected amount of parking demand that will be generated by the site during a typical operational day. This maximum expected parking demand will be based on one of the following:

- a. A parking study which uses parking utilization rates from similar construction in a similar development pattern to determine expected parking demand to be generated. Similarities must include number of off-street spaces provided at the comparison site, size and use of facility, location within a rural, suburban or urban context, and other features relevant to parking generation that can be compared between the existing and proposed site.
- b. The Institute of Transportation Engineers Parking Generation Report, 5th Edition parking generation ratios or models as applied to the uses of the site.

~~3. Relevant location-based characteristics that support multi-modal trips to the site will be assessed. These characteristics include:~~

- ~~a. Proximity to a residential service population within walking or biking distance, as determined by the availability of infrastructure that supports a safe and comfortable biking and pedestrian environment~~
- ~~b. Proximity to a shared parking facility that is available to the project, connected to the site by infrastructure that supports a safe and comfortable biking and pedestrian environment~~

4. The TMP will estimate the peak periods of parking demand throughout the typical day, based on the type of uses within the project and hours of operation.

5. The TMP will account for all parking available to the project, including:

- a. Number of on-site parking spaces provided;
- b. Number of off-site, privately shared, and public parking spaces available; and
- c. Number of bicycle parking spaces provided.

6. The project is required to meet 100% of the estimated parking demand generated on a typical operational day using a combination of on-site, off-site, privately shared, and public parking spaces. The Director may require that up to 75% of this demand be met on-site in Suburban districts. The Director is

authorized to assist with the further development of the applicant's TMP to reduce the project's demand for parking spaces.

7. Applicants are encouraged to share parking and limit construction of new lots to the number of spaces needed on a typical day. Oversizing lots to accommodate unusual conditions of high parking demand, like infrequent sales events, or scenarios where all users are assumed to drive in single-occupancy vehicles is not considered proper methodology of completing a TMP, and the **Development** Director may require revisions to the TMP to reflect a multi-modal strategy.
8. Off street parking spaces may not exceed 100% of the recommended number of spaces provided by the ITE, unless shared parking or other uses for the parking spaces cause the reason for the additional spaces. The **Development** Director will assess the total conditions of the TMP to determine this maximum.
9. Parking lots may not be oversized to include more pavement than necessary to accommodate drive aisles, parking spaces, walkways, and necessary turnaround areas.
10. Where public parking facilities, including on-street parking, are to be used to meet the anticipated parking demand, the Director will provide an assessment of current parking utilization rates within those facilities. Where the latest data on parking utilization rates during the project's peak demand periods shows that the facilities cannot accommodate the adjusted parking demand anticipated by the project, the Director may determine one the following:
 - a. The project must be adjusted to reduce the expected parking demand to the amount that can be supported by the available supply.
 - b. The project must accommodate more parking on-site sufficient to meet the adjusted parking demand.
 - ~~c. With the Development Director's permission, the project may employ Transportation Demand Management (TDM) strategies determined sufficient to reduce the adjusted parking demand to the supply of the project and shared facilities. TDM strategies include, but are not limited to:~~
 - ~~i. Decoupling the price of parking from the rental rate for a residential project to reduce the number of vehicles owned by residents~~
 - ~~ii. Allowing a percentage or all of on-site spaces to be shared by off-site visitors or the public at large to increase the total amount of shared parking facilities in the area~~
 - ~~iii. Incentivizing or requiring employees to carpool to work~~

- ~~iv. Voluntarily paying into a fund to create more off-site shared parking spaces or a bike share program~~
- ~~v. Restricting leasing or HOA terms to allow site users only a pre-specified amount of parked vehicles~~
- d. The **Development** Director may require an application to be reviewed and approved by the Planning Commission where the applicant proposes to build or reduce availability of on-site parking to an amount that is less than 50% of the parking generation estimated by the ITE and where the availability of alternative parking locations appears inadequate to the Director.

4.2.7. Bicycle Parking

C. Standards

1. Required Bicycle Parking Spaces

Bicycle parking must be provided in accordance with the **following appropriate use noted in the table §4.2.5.B**. In no case is a single use or single lot required to provide more than 16 bicycle parking spaces. A development with more than one use is not required to provide more than 20 bicycle parking spaces. When the application of these regulations results in the requirement of a fractional bicycle parking space, fractions of ½ or more are counted as 1 space.

When required under §4.2.5.B, the following table shall be utilized for the number of bicycle spaces required for a general use category.

Div. 4.7 Signs

4.7.3 Prohibited Signs

...

- ~~9. Signs advertising illegal activity.~~
- ~~9. Beacons and searchlights, except for emergency purposes.~~
- ~~10. Vehicles on which identification of a business, service, or other advertising is displayed, consistently parked or used on the premises in such a manner and for such duration that they constitute a sign.~~
- ~~11. LED, electronic, and digital reader boards not used as part of an approved Electronic Message Center (§4.7.7.E).~~
- ~~12. Balloons, including hot air balloons.~~

13. Any sign not expressly permitted by these regulations.

4.7.6 Signs Requiring a Permit

A. Application

1. Permanent Signs

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e. Electronic Message Center (EMC)

f. Entrance Sign

g. Highway Sign

h. Monument Sign

i. Mural

j. Pole Sign

k. Projecting Sign

l. Shingle Sign

m. Wall Sign

n. Window Sign

B. District Permissions

Modify the table to include:

1. Electronic Message Center (EMC) as the following:

Sign Type Allowed:

IL, IH, CV

Sign Type Allowed for Non-Residential Uses only:

NX, CX, RX, T-FX, T-NX, T-GX, T-SX,

Sign Type Not Allowed:

RE-20, RE-10, RE-6, S-RA, S-RM, T-RL, T-RM, T-RM-E, T-RH, D-RF, D-GX, D-SX, AG, PK, CN

2. Pole Sign as the following:

Sign Type Allowed:

IL, IH

4.7.7 Permanent Sign Types

E. Electronic Message Center (EMC)

1. Description

An electronic message center (EMC) is a sign that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

2. General Provisions

a. Such signage is limited to a total of six (6) messages per minute with a minimum ten (10) second delay between messages, to be displayed one at a time; and

b. The entire message changes at once, without scrolling, animation, flashing, blinking or other movement or any other effect that gives the appearance of movement, without noise or other audio messages and without special effects other than printed words, numbers, or images.

c. Such signs shall not have any communication device installed and/or used for the purpose of transmitting or receiving radio, optical, or other similar signals directly or indirectly from vehicles in a manner intended to convey customized advertising or other services to motorists or allow them to interact with a message.

d. Such signs shall employ a minimum physical pixel pitch of twenty (20) millimeters and shall be capable of producing true NTSC (National Television System Committee) color.

3. Number of Signs

1 (one) monument sign; and

1 (one) wall sign per primary building or use

4. Dimensions

A. 20 (twenty) square feet in area per face with a maximum of two faces, combined with a monument sign, the square footage shall not exceed the totals stated in this section for freestanding signs

B. Up to 50 (fifty) square feet of a permitted wall sign allowance may be substituted for a changeable copy sign, manual or electronic, provided said wall is also displaying an otherwise permitted non-changeable copy wall sign and is only displayed on a primary display side or adjacent to a main public entrance door.

G. Pole Sign

2. a. Remove “In Traditional and Downtown Districts, the Development Director may permit this setback to be reduced to within 1 foot of a front lot line and 5 feet of a common lot line”.

...

L. Mural

2. General Provisions

c. All text included will meet the dimensional standards of a wall sign. Text which is hand-painted as part of a hand-painted mural installation may be granted 410x the wall sign area allocation and 410x the individual wall sign maximum.

4.7.10 Signs in the Downtown Districts

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4. Electronic Message Center (EMC) signs are not allowed.

Div. 5.1 Watershed Protection

5.1.2 Riparian and Setback Buffers

C. Prohibited Activities in the Riparian and Setback Buffers

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9. Tree cutting may not compromise the integrity of the bank or negatively impact the function of the buffer. Tree cutting within 25 feet of the ordinary high water mark is prohibited, except to remove hazardous trees. or to allow for continued recreational use of land adjacent to the body of water (i.e., golf course, bike path, dock, etc.) as determined by the Community Services Director.

Div. 6.2 Annexation

6.2.1 Powers

Acceptance of a petition to annex land into the jurisdictional boundaries of the city of Piqua is a legislative decision made by the City Commission. ~~upon hearing and considering the recommendation of the Planning Commission.~~

6.2.2 Procedure

Annexation will proceed in accordance with the provisions of the Ohio Revised Code. Consideration of annexation ~~will be~~ reviewed to assure future development is possible and that ~~must be accompanied by a master plan or details of planned development relevant to conducting a rational analysis of the benefits and costs associated with annexation, as well as a preliminary review of the technical capabilities of the City to~~ can provide needed services to any proposed development.

6.2.3 Consideration

3. Recommendation

The Planning Commission may provide a recommendation by resolution to the City Commission, which provides detail of the analysis taken of the proposal. ~~The Planning Commission will provide the zoning districts of the newly annexed land according to adopted plans of the City where they may apply.~~

6.2.4 Zoning Designation Default

1. A parcel or parcels that are approved by the City Commission for annexation shall default to receiving an AG – Agricultural (§2.7.3) zoning designation 60 days after the approval by the City Commission, unless the Planning Commission forwards a Zoning Map Amendment (§7.2.2) recommendation for the parcel within that 60 day period.
 2. If a Zoning Map Amendment is forwarded to the City Commission for their approval within 60 days after the City Commission approves the annexation, that Zoning Map Amendment shall be the approved Zoning Designation upon that parcel or those parcels and the default shall not be applied.
 3. Any existing parcel that has been annexed into the City of Piqua and has not received a separate Zoning Map Amendment specifically stating the zoning designation, shall be considered to have an AG – Agricultural (§2.7.3) zoning designation as of the approval of this standard.
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Div. 7.1 Review Authority

7.1.4 Planning Commission

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B. Decision

Remove 2. Certificate of Appropriateness

7.2. Development Review

7.2.1 General Review Provisions

D. Public Notice Requirements

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3. Mailed Notice

Where mailed notice is required in §7.1.1., the City must notify by first class mail all owners of property within 200 feet of the subject property, as shown on the Miami County tax records. GIS tools to automate this process will be used to provide an objective measurement. Notice must be mailed at least ~~44~~-7 calendar days prior to the date of the public hearing. The City may provide expanded notice to additional owners as a courtesy. Once mailed, an item does not have to be mailed again for additional hearings needed for tabling or further study on the matter.

7.2.5 Development Permit

...

C. Application

...

5. Utility system improvements, **which include, but are not limited to, water, sewer, storm sewer, power, and gas utilities**, must be authorized by the utility provider; however, the location and activities associated with those facilities require a development permit to ensure compliance with applicable tree protection, buffer or other City standards that may be affected by the construction of utilities.
-

Div. 7.4 Review Fees and Registration

7.4.1 Intent

A. Fees for review are intended to be charged to offset the costs of the review. All construction circumstances are different, and though they fall into similar categories, may come in different orders of magnitude with respect to review and inspection oversight. The Development Director determines the review category required for payment to the best fit in terms of administrative hours required for review and inspection. The categories presented are intended to provide flexibility between major and minor categories of work to prevent overburdening those who are performing relatively minor construction in terms of time spent for review or inspection.

REMOVE FEE TABLE

B. *Fees will increase each year on January 1st, beginning in 2026. The Increase will be equal to 3% of the existing fee, rounded ~~down~~ up to the nearest dollar increment. The Development Department will publish these fees in a schedule each year.

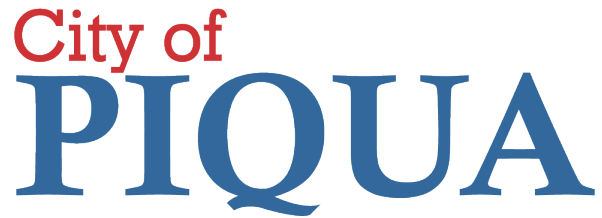
7.4.2 Contractor Registration

A. Except as otherwise provided, no person, firm or corporation may undertake, offer, perform of contract to provide the following ~~without first having obtained an appropriate certificate of registration from the city in the manner specified in this code:~~

- Concrete
- plumbing,
- hydronic,
- electrical,
- heating,
- ventilation,
- air conditioning,
- refrigeration services as described by Ohio Revised Code 4743, ~~without first having obtained an appropriate certificate of registration from the city in the manner specified in this code.~~

Article 8 – Definitions

Sign Face - The surface of the sign upon, against or through which the message of the sign is exhibited



Development Department

Chad Henry – City Planner
201 West Water Street Piqua, Ohio 45356
chenry@piquaoh.gov
(937) 778-2049

February 26, 2025

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, March 11, 2025 at 6:00 PM** at 201 W. Water St. in the Commission Chambers.

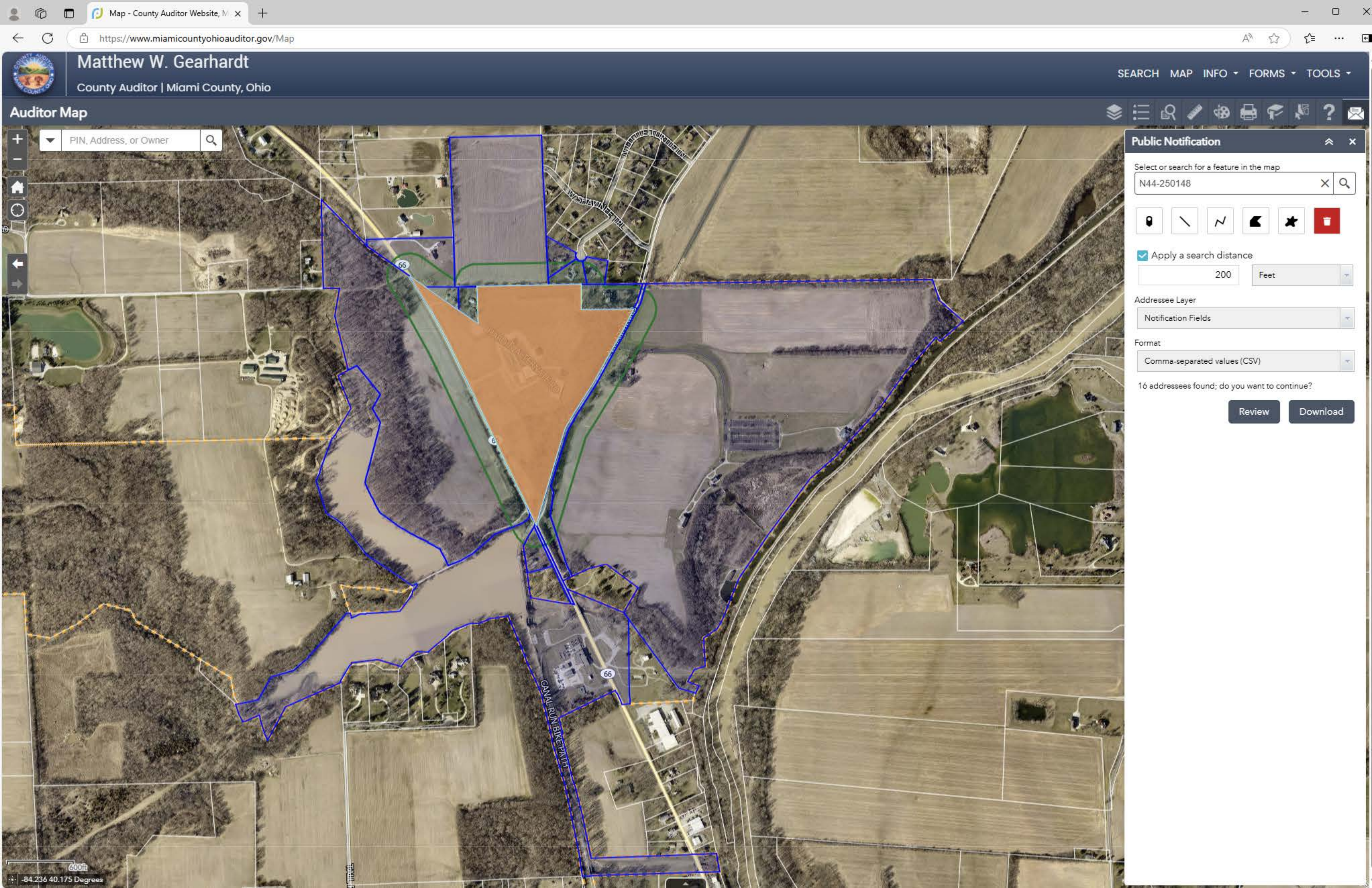
Residents and others with interest in the agenda topics may attend the meeting or submit public comment on an item until noon on the day of the meeting by emailing piquapermits@piquaoh.gov. Public comments submitted by the date/time noted will be presented to the Planning Commission at the public hearing proceedings.

The agenda may be accessed by visiting the City's website using this link <https://piquaoh.gov/1614/Agendas-Minutes>.

Please contact this office if you have any questions pertaining to this notice.

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

Chad Henry
City Planner



Auditor Map

PIN, Address, or Owner

Public Notification

Select or search for a feature in the map
N44-250148



☒ Apply a search distance
200 Feet

Addressee Layer
Notification Fields

Format
Comma-separated values (CSV)

16 addressees found; do you want to continue?
[Review](#) [Download](#)

Parcel Number	M40-047150	Owner	HUTCHERSON CARL D & MICHELE L	Parcel Address	9990 HARDIN RD N	Parcel City	UNINCORPORATED	Tax Address	9990 N HARDIN RD	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	N44-251080	Owner	STATE OF OHIO	Parcel Address	SR 66	Parcel City	PIQUA CITY	Tax Address	HARDIN RD R/W	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	N44-250148	Owner	CITY OF PIQUA	Parcel Address	9801 SR 66	Parcel City	PIQUA CITY	Tax Address	201 W WATER ST	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-250034	Owner	CITY OF PIQUA	Parcel Address	SR 66	Parcel City	UNINCORPORATED	Tax Address	SAFETY BLDG	Tax City	TROY	Tax State	OH	Tax Zip	45373
Parcel Number	M40-047300	Owner	BROWN BRITTANY A & NICHOLAS	Parcel Address	9937 N HARDIN RD	Parcel City	UNINCORPORATED	Tax Address	9937 N HARDIN RD	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-017600	Owner	HUTTON RANDY P (TR) & DEBRA G (TR)	Parcel Address	10079 SR 66	Parcel City	UNINCORPORATED	Tax Address	10079 ST RT 66	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-047200	Owner	PRICE RICHARD ARNOLD & JOSEPHINE SABIJON	Parcel Address	9911 HARDIN RD N	Parcel City	UNINCORPORATED	Tax Address	9911 N HARDIN RD	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-059738	Owner	HUTCHERSON MICHELE (TR)	Parcel Address	3100 TECUMSEH CR W	Parcel City	UNINCORPORATED	Tax Address	3100 W TECUMSEH CR	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-059739	Owner	SAFREED MARK J & MELISSA J	Parcel Address	3111 TECUMSEH CR	Parcel City	UNINCORPORATED	Tax Address	3111 TECUMSEH CR	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-059740	Owner	TODD MARY L & RYAN A	Parcel Address	3105 TECUMSEH CR	Parcel City	UNINCORPORATED	Tax Address	3105 TECUMSEH CR	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-018000	Owner	ROBBINS GARY L (TOD)	Parcel Address	SR 66	Parcel City	UNINCORPORATED	Tax Address	11255 PASCO MONTRA RD	Tax City	MAPLEWOOD	Tax State	OH	Tax Zip	45340
Parcel Number	N44-250007	Owner	STATE OF OHIO	Parcel Address	9839 HARDIN RD	Parcel City	PIQUA CITY	Tax Address	SAFETY BUILDING	Tax City	TROY	Tax State	OH	Tax Zip	45373
Parcel Number	N44-078780	Owner	STEPHENS GREGORY K (TR)	Parcel Address	SR 66	Parcel City	PIQUA CITY	Tax Address	4008 W DEMMING RD	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	N44-250084	Owner	CITY OF PIQUA	Parcel Address	9300 SR 66	Parcel City	PIQUA CITY	Tax Address	201 W WATER ST	Tax City	PIQUA	Tax State	OH	Tax Zip	45356
Parcel Number	M40-250021	Owner	CITY OF PIQUA	Parcel Address	N SR	Parcel City	UNINCORPORATED	Tax Address	201 W WATER ST	Tax City	PIQUA	Tax State	OH	Tax Zip	45356