

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, APRIL 8, 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 – March 11, 2025

OLD BUSINESS

None

NEW BUSINESS

1. RESOLUTION PC 07-25
A resolution to recommend a replat for parcel N44-076549.
2. RESOLUTION PC 08-25
A resolution to recommend a zoning designation for parcels M40-011600, M40-011700, M40-011800, M40-011900.
3. RESOLUTION PC 09-25
A resolution to recommend a zoning designation for parcels N44-076855, N44-076857, N44-076859.
4. RESOLUTION PC 10-25
A resolution to recommend a zoning designation for parcels N44-030110, N44-030100.

OTHER BUSINESS/ADJOURNMENT

RESOLUTION No. PC 07-25

WHEREAS, the Planning Commission has received an application from Michael Routson requesting approval to replat Inlot #7693, creating two separate parcels; and

WHEREAS, the proposed replat would result in the creation of one parcel of 0.929 acres and another parcel of 1.109 acres from the original lot; and

WHEREAS, the Planning Commission has reviewed the proposed replat and finds that it is consistent with applicable zoning and subdivision regulations; and

WHEREAS, the replat has been evaluated for compliance with all relevant city codes and requirements, and no adverse impacts have been identified;

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

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

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: April 8, 2025

Re: PC 07-25 – Replat of Inlot #7693

Applicant: Michael Routson

Owner: Michael Routson, Project Development Company

Address: 300 Kienle Drive

Parcel #: N44-076549

Zoning: S-RM – ‘Suburban Residential Multi-Unit’

Request: Michael Routson has submitted an application to replat Inlot #7693, creating two separate parcels: one of 0.929 acres and the other of 1.109 acres. The purpose of this replat is to facilitate future residential development. Additionally, the request includes the vacation of a 10-foot utility easement, which requires a recommendation from the Planning Commission before final action by the City Commission.

Staff Comments and Recommendations:

Background:

The subject property was previously reviewed by the Planning Commission and recommended for rezoning to Suburban Residential Multi-Unit (S-RM) to support the proposed development. The subdivision aligns with that recommendation by establishing two parcels suitable for residential construction.

Mr. Routson intends to develop several duplex units on the newly created west parcel. These units are specifically designed to accommodate aging residents who may require reasonable accommodation, ensuring accessibility and suitable housing options within the community.

Analysis:

The proposed replat is consistent with the S-RM zoning designation and supports the intended residential use. The resulting parcels meet the minimum lot size and dimensional requirements for the zoning district.

STAFF REPORT

The replat includes a request to vacate a 10-foot utility easement, which requires Planning Commission review and recommendation to the City Commission. The vacation has been reviewed for potential conflicts, and no objections have been raised by utility providers.

The site has access to necessary utilities and roadways, and no adverse impacts to city infrastructure are anticipated. The subdivision supports the city's goals for diverse and accessible housing options and aligns with previous recommendations by the Planning Commission.

Recommendation:

Staff recommends **APPROVAL** of the replat of Inlot #7693, creating two parcels of 0.929 acres and 1.109 acres, as it is consistent with zoning, subdivision regulations, and the city's planning objectives. Staff also recommends approval of the vacation of the 10-foot utility easement, as no conflicts have been identified.

CONDITIONS OF APPROVAL

1. The applicant shall comply with all applicable city subdivision and zoning requirements.
2. Final plat approval and easement vacation shall be subject to review and acceptance by the appropriate city departments and final approval by the City Commission.



Review Request Form
Plat/Subdivision
Development Department

REPLAT FEE SCHEDULE	
Review Type	Fee
Administrative Review without dedication - Replat of 5 or fewer lots with no dedication of right-of-way or public easements - Assembly of lots together with no dedication of right-of-way or public easements	Final Plat: \$100 <i>pd check #6195</i>
Major Subdivision (requires public hearing) - Subdivision of 6 or more lots - Any plat including a dedication of right-of-way or easements Major subdivision plats that include preparation of lots for sale, or planning of utility extension or roadway dedication, also require a preliminary plat. Fees for preliminary and final review are the same, paid once at each step	Subdivision with 5 or more buildable lots: \$250 4 or fewer buildable lots: \$150
Construction Documents A review for the design of infrastructure that will be dedicated and maintained by the public or is otherwise located within the public right-of-way, includes all associated costs for inspection during construction	\$450
Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9 - If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing piquapermits@piquaoh.gov	

APPLICANT INFORMATION		☒ Primary Contact	☒ Billing Contact
Company Name:			
Contact Person First Last Name: <i>Michael M. Routson</i>			
Mailing Address: <i>2980 Shawnee Trail Piqua, Oh. 45356</i>			
Phone Number: <i>937 778 0524</i>		Email: <i>mroutson@aol.com</i>	
PROPERTY OWNER INFORMATION			
First Last Name: <i>SAME</i>			
Mailing Address: <i>SAME</i>			
Phone Number:		Email:	

201 W. Water St., Piqua, Ohio 45356

Sign Permit | 1



Review Request Form

Plat/Subdivision

Development Department

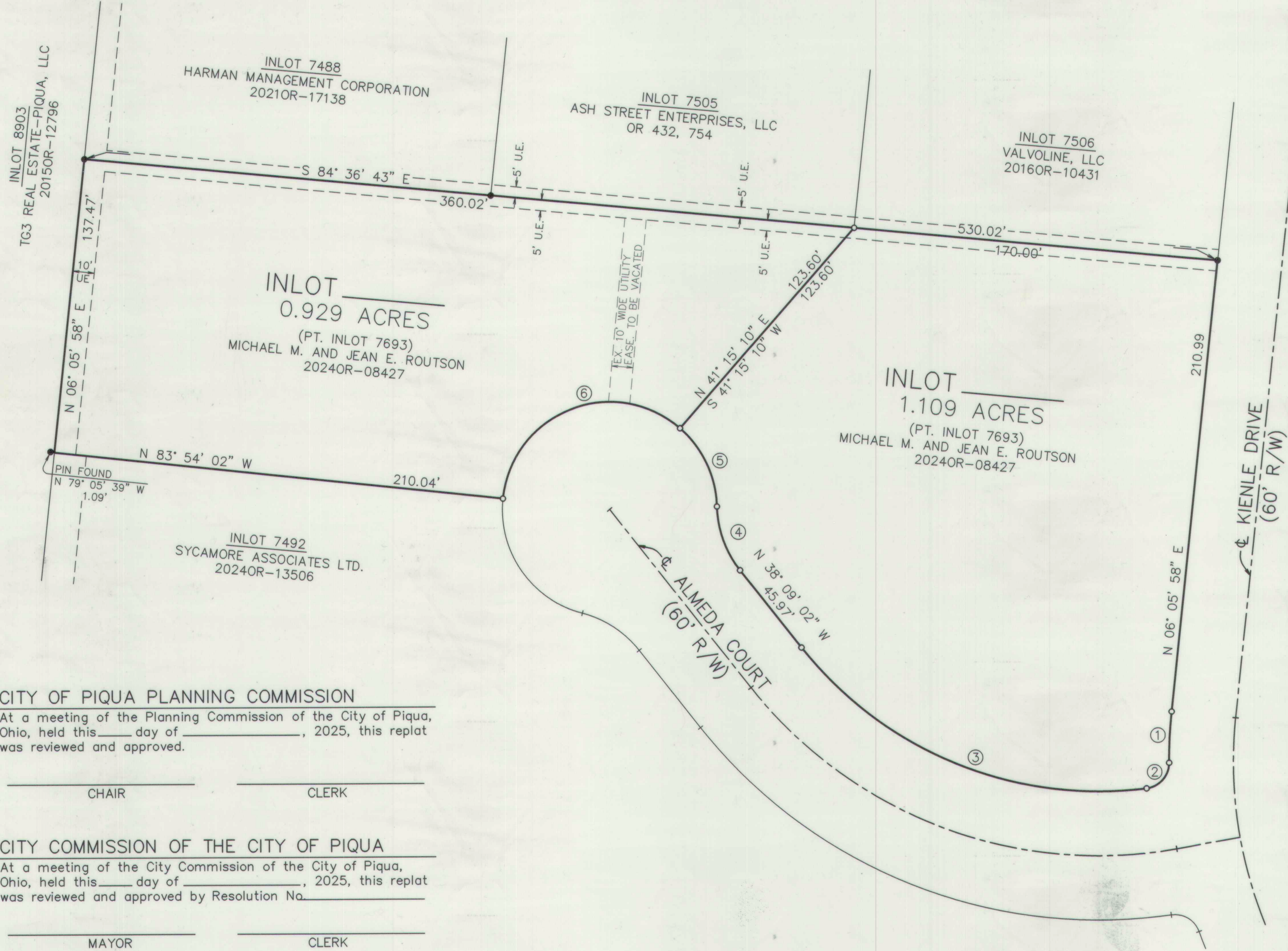
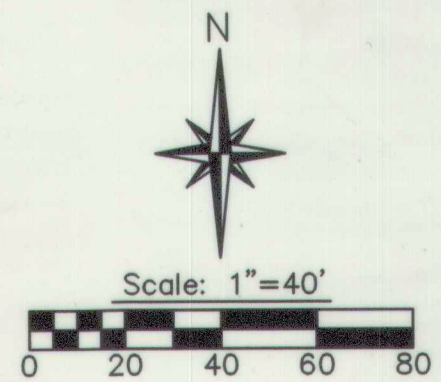
PROPERTY LOCATION	
Location where change is being made, please list all Parcel IDs included	
Street Address: 300 Kienle Drive	Parcel ID Number: N44 - 076549 # 7693
Zoning District:	4 Apts & Laundry Current Use: Mixed Use
DESCRIPTION OF REQUEST	
Please give a narrative description of what the owner would like to accomplish with this replat or construction document	
Replatting To Separate Use Replat To be RSM Zoned (see Attached drawing)	

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Applicant Name: Michael A. Routson	Date: March 10, 2025
Applicant Signature: [Signature]	Title: Owner

REPLAT OF INLOT 7693
IN THE CITY OF PIQUA,
MIAMI COUNTY, OHIO

DESCRIPTION

BEING A REPLAT OF INLOT 7693 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO,
AS FILED IN PLAT BOOK 15, PAGE 3 OF THE MIAMI COUNTY RECORDER'S PLAT
PLAT RECORDS, AND ACQUIRED BY MICHAEL M. AND JEAN E. ROUTSON BY
2024OR-08427 OF THE MIAMI COUNTY RECORDER'S OFFICIAL RECORDS.



FEE: _____
BY: _____
MIAMI COUNTY RECORDER DEPUTY
APPROVED AND TRANSFERRED WITH LOT NUMBERS ASSIGNED
THIS _____ DAY OF _____, 202____.
BY: _____
MIAMI COUNTY AUDITOR DEPUTY

ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREON
REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT
SHOWN HEREON.

Michael M. Routson *Jean E. Routson*
MICHAEL M. ROUTSON JEAN E. ROUTSON

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS 28 DAY OF February, 2025 BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE
REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AND DEED.

Michael M. Routson MY COMMISSION EXPIRES: no exp.
NOTARY PUBLIC MICHAEL E. GUTMANN
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission
Has No Exp. Date
Section 147.05 O.R.C.

LIENHOLDER ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE LIENHOLDERS OF THE LANDS HEREON
REPLATTED, DO HEREBY CONSENT TO THE EXECUTION OF THE SAID REPLAT
SHOWN HEREON.

NEW CARLISLE FEDERAL SAVINGS BANK
LIENHOLDER
Senior Vice President
TITLE
AUTHORIZED SIGNATURE
Jason Bucey
REPRESENTATIVE (PRINTED NAME)

STATE OF OHIO, COUNTY OF MIAMI, S.S.

BE IT REMEMBERED THAT ON THIS 27 DAY OF February, 2025 BEFORE ME,
A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED
THE ABOVE SIGNED, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING OF THE
REPLAT SHOWN HEREON AND THAT IT IS THEIR FREE ACT AS LIENHOLDERS.

Kaelan Lemen MY COMMISSION EXPIRES: 4-21-2029
NOTARY PUBLIC KAELEN LEMEN
Notary Public
State of Ohio
My Comm. Expires
April 21, 2029

Surveyor's Certification

I hereby certify that this replat was prepared in accordance with the O.A.C.
Chapter 4733-37 Standards for Boundary Surveys and O.R.C. Chapter 711
for Record Plans, and was performed under my direct supervision.



Michael W. Cozatt 2/25/25
Michael W. Cozatt, P.S. #6001 Date
Prepared By:

Cozatt Engineering Company
Civil Engineer Land Surveyor
534 N. Elm Street, Suite C Troy, Ohio
Job No. 17224RP Ph. (937) 339-2921

CITY OF PIQUA PLANNING COMMISSION

At a meeting of the Planning Commission of the City of Piqua,
Ohio, held this _____ day of _____, 2025, this replat
was reviewed and approved.

CHAIR CLERK

CITY COMMISSION OF THE CITY OF PIQUA

At a meeting of the City Commission of the City of Piqua,
Ohio, held this _____ day of _____, 2025, this replat
was reviewed and approved by Resolution No. _____

MAYOR CLERK

- Legend
- 5/8"Ø Iron pin found
 - 5/8"Ø Capped iron pin SET (COZATT, S6001)

References

P.B. 13, Pg. 45 Miami County Recorder's
P.B. 15, Pg. 03 Plat Records

Basis of Bearings

Bearings are based on the north line of Inlot
7693, bearing S 84° 36' 43" E, as taken from
the State Plane Coordinate System, NAD83 2011
Adjustment, Geoid 18, Ohio South Zone O.D.O.T.
ORTN/CORS Network.

CURVE DATA				
NO.	CENTRAL ANGLE	RADIUS	LENGTH	LONG CHORD
1	05° 57' 20"	230.00'	23.91'	23.90, S 03° 07' 18" W
2	82° 50' 35"	12.00'	17.35'	15.88', S 41° 34' 11" W
3	58° 51' 44"	176.57'	181.40'	173.53', N 67° 34' 54" W
4	36° 52' 11"	50.00'	32.17'	31.62', N 19° 42' 56" W
5	47° 28' 01"	50.00'	41.42'	40.25', N 25° 00' 51" W
6	125° 09' 11"	50.00'	109.22'	88.76', S 68° 40' 34" W

PC 07-25	Parcel Number	N44-076549	Owner	ROUTSON MICHAEL M(TOD) & JEAN E(TOD)	Parcel Address	300 KIENLE DR	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-076573	Owner	MLC1 INVESTMENTS LLC	Parcel Address	1301 ASH ST E	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-074755	Owner	ITS ALL MINE LLC	Parcel Address	301 KIENLE DR	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-078770	Owner	TG3 REAL ESTATE - PIQUA	Parcel Address	1243 E ASH ST	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-076575	Owner	RED INVESTMENTS LIMITED LIABILITY COMPANY	Parcel Address	ASH ST E	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-074400	Owner	HARMAN MANAGEMENT CORPORATION	Parcel Address	1251 E ASH ST	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-075300	Owner	VALVOLINE LLC	Parcel Address	1275 ASH ST E	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-075250	Owner	ASH STREET ENTERPRISES LLC	Parcel Address	1255 ASH ST E	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-078768	Owner	TG3 REAL ESTATE - PIQUA	Parcel Address	E ASH ST	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-074650	Owner	ROUTSON MICHAEL M	Parcel Address	230 KIENLE DR	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-074600	Owner	SYCAMORE ASSOCIATES LTD	Parcel Address	ALMEDIA CT	Parcel City	PIQUA		OH	45356
PC 07-25	Parcel Number	N44-076549	Owner	ROUTSON MICHAEL M(TOD) & JEAN E(TOD)	Tax Address	2980 SHAWNEE TR	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 07-25	Parcel Number	N44-076573	Owner	MLC1 INVESTMENTS LLC	Tax Address	21 NEWBRIDGE PKWY UNIT 407	Tax City	ASHEVILLE	Tax State	NC	Tax Zip 28804
PC 07-25	Parcel Number	N44-074755	Owner	ITS ALL MINE LLC	Tax Address	356 W PETERSON RD	Tax City	TROY	Tax State	OH	Tax Zip 45373
PC 07-25	Parcel Number	N44-078770	Owner	TG3 REAL ESTATE - PIQUA	Tax Address	50 NASHUA RD STE 203	Tax City	LONDONDERRY	Tax State	NH	Tax Zip 3053
PC 07-25	Parcel Number	N44-076575	Owner	RED INVESTMENTS LIMITED LIABILITY COMPANY	Tax Address	6340 E ST RT 41	Tax City	TROY	Tax State	OH	Tax Zip 45373
PC 07-25	Parcel Number	N44-074400	Owner	HARMAN MANAGEMENT CORPORATION	Tax Address	595 MILLICH DR STE 106	Tax City	CAMPBELL	Tax State	CA	Tax Zip 95008
PC 07-25	Parcel Number	N44-075300	Owner	VALVOLINE LLC	Tax Address	PO BOX 55630	Tax City	LEXINGTON	Tax State	KY	Tax Zip 40555
PC 07-25	Parcel Number	N44-075250	Owner	ASH STREET ENTERPRISES LLC	Tax Address	757 OAK LEA DR	Tax City	TIPP CITY	Tax State	OH	Tax Zip 45371
PC 07-25	Parcel Number	N44-078768	Owner	TG3 REAL ESTATE - PIQUA	Tax Address	50 NASHUA RD STE 203	Tax City	LONDONDERRY	Tax State	NH	Tax Zip 3053
PC 07-25	Parcel Number	N44-074650	Owner	ROUTSON MICHAEL M	Tax Address	2980 SHAWNEE TR	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 07-25	Parcel Number	N44-074600	Owner	SYCAMORE ASSOCIATES LTD	Tax Address	3673 CANAL RD	Tax City	MINSTER	Tax State	OH	Tax Zip 45865

RESOLUTION No. PC 08-25

WHEREAS, the Planning Commission has received a request from the Piqua Land Company to rezone parcels M40-011900, M40-011800, M40-011700, and M40-011600 from AG (Agriculture) to IH (Heavy Industry); and

WHEREAS, the applicant has stated that the purpose of the rezoning is to support a master-planned industrial development aimed at attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district; and

WHEREAS, the requested zoning change aligns with prior approvals for adjacent parcels along North Washington Road and supports the city's long-term economic development goals; and

WHEREAS, the Planning Commission has reviewed the request and finds that the proposed rezoning is consistent with the city's comprehensive planning objectives and is suitable for the intended industrial development;

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

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

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: April 8, 2025

Re: PC 08-25 – Zoning Designation

Applicant: Bryan Stone, The Piqua Land Company LLC

Owner: Multi

Address: N/A

Parcel #: M40-011900, M40-011800, M40-011700, M40-011600

Zoning: AG - Agricultural

Request: The applicant, Piqua Land Company, requests a zoning map amendment to rezone parcels M40-011900, M40-011800, M40-011700, and M40-011600 from AG (Agriculture) to IH (Heavy Industry). This request aligns with prior approvals for adjacent parcels along North Washington Road and supports the planned industrial development of the area.

Staff Comments and Recommendations:

Background:

Earlier this year, the Planning Commission and City Commission approved a rezoning request for adjacent parcels to facilitate industrial development. The current request seeks to finalize the rezoning of the remaining parcels, ensuring a consistent land use designation for the area.

The applicant has stated that Piqua Land Company is master planning this area for economic development with a focus on attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district. The applicant has purchase contracts on each of these parcels and plans to annex them into the city for industrial development.

Analysis:

The proposed rezoning is consistent with the city's long-term economic development goals and aligns with the previous rezoning approvals for adjacent parcels. The location along North Washington Road provides direct access to existing transportation infrastructure, making it suitable for industrial use.

STAFF REPORT

Rezoning these parcels to IH will support job creation, increased private investment, and long-term tax revenue benefits for both the city and the school district. The annexation and industrial development of this area are expected to strengthen the local economy and enhance the city's ability to attract large-scale employers.

Recommendation:

Staff recommends **APPROVAL** of the rezoning request from AG (Agriculture) to IH (Heavy Industry), as it aligns with the city's industrial development objectives, is consistent with prior rezoning approvals in the area, and will provide economic benefits to the community.

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

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

SUBMITTAL REQUIREMENT CHECKLIST

☐ **Application**

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

☐ **\$100 Fee**
(Cash or Check)

APPLICANT INFORMATION

☒ **Primary Contact**

☐ **Billing Contact**

First Last Name: The Piqua Land Company LLC

Contact Person First Last Name: Bryan Stone

Mailing Address: 8000 Walton Parkway, Suite 200, New Albany, Ohio 43054

Phone Number: 216.831.4710

Email: bryan@cominodev.com

Type of legal interest held by applicant: Land purchase contracts and fee simple ownership

OWNER INFORMATION

First Last Name: See accompanying list of owners

Mailing Address:

Phone Number:

Email:

LOCATION DETAILS	
Street Address: Properties are located on the northeast corner of Washington Road and Farrington Road.	Parcel ID Number: M40-011900; M40-011800; M40-01170; M40-011600
Existing Zoning District: Agricultural	Proposed Zoning District: IH

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: The Piqua Land Company is masterplanning this area for economic development with a focus on attracting companies that will stimulate private capital investment, create high-paying jobs, and expand the tax base for the community and school district. The Piqua Land Company has purchase contracts on each of these parcels with plans to annex into the City and zone for industrial development

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
The Piqua Land Company LLC	March 10, 2025
Applicant Name	Date
	
Applicant Signature	Title

City of Piqua

Zoning Designation Request Application

Owner Information

1. Miller Family Trust Dated March 31, 2000
9357 Horatio Harris Creek Road
Bradford, Ohio 45308
Miami County Auditor Parcel Numbers M40-011800 and M40-011900
2. Todd Billett
4755 North Washington Road
Washington Township, Ohio 45356
Miami County Auditor Parcel Number M40-011700
3. The Piqua Land Company LLC
8000 Walton Parkway, Suite 200
New Albany, Ohio 43054
Miami County Auditor Parcel Number M40-011600

Piqua, Ohio

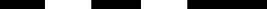
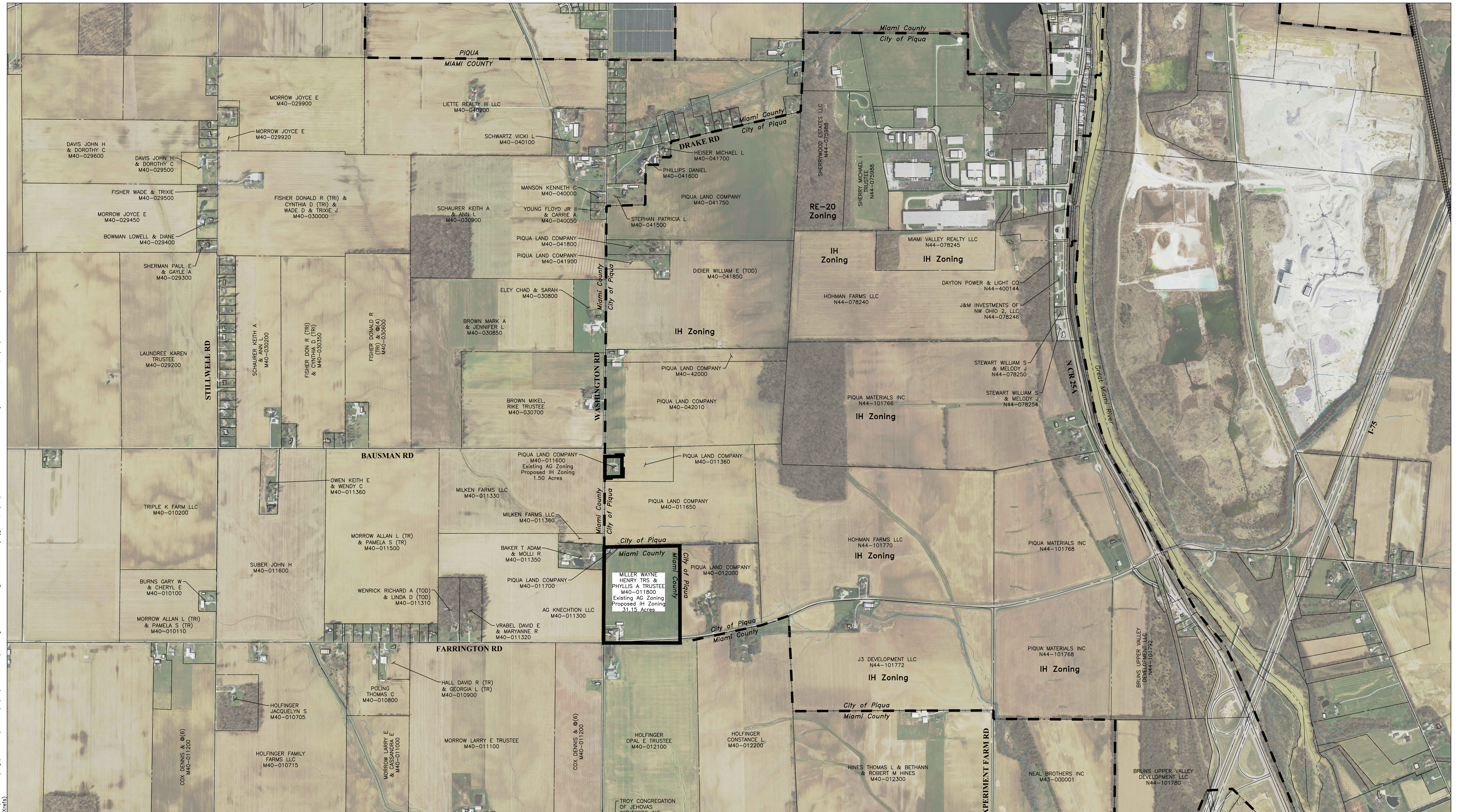
Rezoning Site Plan 2

Date: March 17, 2025



GRAPHIC SCALE

600' 0 600' 1200'

A horizontal graphic scale bar with alternating black and white segments. Above the bar, the text "600' 0 600' 1200'" is printed, indicating the scale in feet. The bar is divided into four equal segments, each representing 300 feet, with the total length representing 1200 feet.

**PROPOSED ANNEXATION OF
1.500 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being all of that 1.500 acre tract of land conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01187 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail found at the centerline intersection of Bausman Road (60' wide) and Washington Road (60' wide), the common corner of Sections 25 and 36 of Township 8, Range 5 and Sections 30 and 31 of Township 6, Range 6, the southeasterly corner of that 59.85 acre tract conveyed to Mikel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.622 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043, the northwesterly corner of that 8.501 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, and in the existing City of Piqua corporation line;

Thence South 00° 24' 00" West, with the centerline of said Washington Road, the common line of said Sections 36 and 31, and said corporation line, a distance of 108.90 feet to a magnetic nail found at the northwesterly corner of said 1.500 acre tract, a southwesterly corner of said 10.001 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 10.001 acre tract and said corporation line, the following courses and distances:

North 88° 23' 20" East, (passing an iron pin found at 30.00 feet), a total distance of 233.57 feet to a 5/8 inch rebar with cap stamped "MHT 5621" found;

South 00° 24' 00" West, a distance of 279.92 feet to a 5/8 inch rebar found; and

South 88° 23' 20" West, (passing a 5/8 inch rebar with cap stamped "MHT 5621" found at 203.66 feet), for a total distance of 233.57 feet to a magnetic nail set in the centerline of said Washington Road;

Thence North 00° 24' 00" East, with said centerline and the common line of said Sections 36 and 31, a distance of 279.92 feet to the TRUE POINT OF BEGINNING, containing 1.500 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

3 MARCH 25

Matthew A. Kirk
Professional Surveyor No. 7865



**PROPOSED ANNEXATION OF
31.150 ACRES**

FROM: WASHINGTON TOWNSHIP

TO: CITY OF PIQUA

Situated in the State of Ohio, County of Miami, Township of Washington, in Section 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 29.552 acre tract conveyed as Tract No. 2 and that 0.89 acre tract conveyed as Tract No. 1 to Philip Wayne Miller, Trustee by deed of record in Official Record 2024OR-11709, and that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908 (all references refer to the records of the Recorder's Office, Miami County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a magnetic nail found at the centerline intersection of Farrington Road (60' wide) and Washington Road (60' wide), the southeasterly corner of the northeasterly quarter of Section 36, Township 8, Range 5, the southwesterly corner of the northwesterly quarter of Section 31, Township 6, Range 6, the southeasterly corner of that 58.673 acre tract conveyed to AG Knechtion LLC by deed of record in Official Record 2021OR-22345, the northeasterly corner of that 39.69 acre tract conveyed to Dennis Cox, Cheryl Cox, Scott Cox, Mark Cox, Michael Cox and Alisa Cox by deed of record in Official Record 201, Pages 23 and 25, the northwesterly corner of that 80.516 acre tract conveyed to Opal E. Holfinger, Trustee by deed of record in Deed Book 742, Page 206 (50% interest) and Official Record 2017OR-09290 (50% interest), and the southwesterly corner of that 0.709 acre tract conveyed to Opal E. Holfinger, Trustee by deed of record in 2024OR-11710;

Thence North 00° 24' 00" East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 1318.85 feet to a magnetic nail found at the southwesterly corner of that 54.2251 acre tract conveyed to The Piqua Land Company LLC by deed of record in Official Record 2025OR-01195, in the existing City of Piqua corporation line;

Thence North 88° 35' 51" East, with the southerly line of said 54.2251 acre tract and with said corporation line, (passing a 5/8 inch rebar found at 30.00 feet), a total distance of 1038.59 feet to a 5/8 inch rebar found at the northwesterly corner of that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972;

Thence South 00° 09' 24" West, with the westerly line of said 30.750 acre tract and with said corporation line, (passing an iron pin found at 1258.26 feet), a total distance of 1288.31 feet to a magnetic nail set in the centerline of said Farrington Road;

Thence South 86° 55' 58" West, with said centerline, a distance of 1045.46 feet to the POINT OF BEGINNING, containing 31.150 acres of land, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

4 MARCH 25

Matthew A. Kirk
Professional Surveyor No. 7865

MAK: td
31_150 ac 20240006-VS-ANNX-09.doc



PC 08-25	Parcel Number	M40-011900	Owner	MILLER PHILIP WAYNE (TR)	Parcel Address	2909 FARRINGTON RD W	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011360	Owner	MILKEN FARMS LLC	Parcel Address	WASHINGTON RD	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011300	Owner	AG KNECHTION LLC	Parcel Address	WASHINGTON RD N	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011350	Owner	BAKER T ADAM & MOLLI R	Parcel Address	4750 WASHINGTON RD N	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-012100	Owner	HOLFINGER OPAL E TRUSTEE	Parcel Address	2910 FARRINGTON RD W	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011700	Owner	BILLET TODD	Parcel Address	4755 WASHINGTON RD N	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011200	Owner	COX DENNIS & @ (6)	Parcel Address	4400 WASHINGTON RD	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011330	Owner	MILKEN FARMS LLC	Parcel Address	BAUSMAN RD	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011820	Owner	HOLFINGER OPAL E (TR)	Parcel Address	FARRINGTON RD 45356	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011800	Owner	MILLER PHILIP WAYNE (TR)	Parcel Address	FARRINGTON RD W	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011600	Owner	PIQUA LAND COMPANY LLC	Parcel Address	4985 WASHINGTON RD	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011330	Owner	MILKEN FARMS LLC	Parcel Address	BAUSMAN RD	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-030700	Owner	BROWN MIKEL RIKE TRUSTEE	Parcel Address	5140 WASHINGTON RD N	Parcel City	PIQUA	OH	45356
PC 08-25	Parcel Number	M40-011900	Owner	MILLER PHILIP WAYNE (TR)	Tax Address	9357 HORATIO-HARRIS CREEK RD	Tax City	BRADFORD	Tax State	OH Tax Zip 45308
PC 08-25	Parcel Number	M40-011360	Owner	MILKEN FARMS LLC	Tax Address	2592 PEEBLES RD	Tax City	TROY	Tax State	OH Tax Zip 45373
PC 08-25	Parcel Number	M40-011300	Owner	AG KNECHTION LLC	Tax Address	8052 ZERBER RD	Tax City	BRADFORD	Tax State	OH Tax Zip 45308
PC 08-25	Parcel Number	M40-012100	Owner	HOLFINGER OPAL E TRUSTEE	Tax Address	2795 W ELDEAN RD	Tax City	TROY	Tax State	OH Tax Zip 45373
PC 08-25	Parcel Number	M40-011200	Owner	COX DENNIS & @ (6)	Tax Address	2173 WAGNER RD	Tax City	GREENVILLE	Tax State	OH Tax Zip 45331
PC 08-25	Parcel Number	M40-011330	Owner	MILKEN FARMS LLC	Tax Address	2592 PEEBLES RD	Tax City	TROY	Tax State	OH Tax Zip 45373
PC 08-25	Parcel Number	M40-011820	Owner	HOLFINGER OPAL E (TR)	Tax Address	2795 W ELDEAN RD	Tax City	TROY	Tax State	OH Tax Zip 45373
PC 08-25	Parcel Number	M40-011800	Owner	MILLER PHILIP WAYNE (TR)	Tax Address	9357 HORATIO-HARRIS CREEK RD	Tax City	BRADFORD	Tax State	OH Tax Zip 45308
PC 08-25	Parcel Number	M40-011600	Owner	PIQUA LAND COMPANY LLC	Tax Address	8000 WALTON PARKWAY SUITE 200	Tax City	NEW ALBANY	Tax State	OH Tax Zip 43054
PC 08-25	Parcel Number	M40-011330	Owner	MILKEN FARMS LLC	Tax Address	2592 PEEBLES RD	Tax City	TROY	Tax State	OH Tax Zip 45373

RESOLUTION No. PC 09-25

A RESOLUTION TO APPROVE THE REZONING OF PARCELS N44-076855, N44-076857, AND N44-076859 FROM "CX - CORRIDOR MIXED USE" TO "IH - HEAVY INDUSTRIAL"

WHEREAS, Steven Schulz, the applicant, has submitted a request to rezone parcels N44-076855, N44-076857, and N44-076859, located within the jurisdiction of [Insert Jurisdiction Name], from their current zoning designation of "CX - Corridor Mixed Use" to "IH - Heavy Industrial"; and

WHEREAS, historical records indicate that the subject parcels were zoned as "IH - Heavy Industrial" for an extended period until a zoning ordinance update in May 2023 reclassified them to "CX - Corridor Mixed Use"; and

WHEREAS, the parcels are located adjacent to an existing "IH - Heavy Industrial" zoning district to the west and Interstate 75 to the east, making the requested IH zoning consistent with the character and appropriate use of the area; and

WHEREAS, the Planning Commission has reviewed the application, staff report, and all relevant documentation, and finds that the proposed rezoning is in the best interest of the community and consistent with sound planning principles;

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

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

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: April 8, 2025
Re: PC 09-25 – Zoning Designation

Applicant: Steven Schulz
Owner: Same

Address: N/A
Parcel #: N44-076855, N44-076857, N44-076859

Zoning: CX – Corridor Mixed Use

Request: Rezone parcels N44-076855, N44-076857, N44-076859 from "CX - Corridor Mixed Use" to "IH - Heavy Industrial"

Staff Comments and Recommendations:

Background:

The applicant, Steven Schulz, has submitted a request to rezone three parcels – N44-076855, N44-076857, and N44-076859 – from their current zoning designation of "CX - Corridor Mixed Use" to "IH - Heavy Industrial." Historical records indicate that these parcels were zoned as IH for an extended period, dating back as far as documentation is available. However, following the adoption of a new zoning ordinance in May 2023, these parcels were reclassified to the CX district.

The applicant became aware of this zoning change recently while attempting to sell the properties. The current CX zoning has significantly hindered their ability to market and sell the parcels, as it does not align with the historical use or the surrounding context of the area.

Property Context

- **Location:** The subject parcels are situated with the IH zoning district immediately to the west and Interstate 75 to the east.
- **Surrounding Area:** The adjacency to an existing IH district and a major interstate suggests compatibility with industrial uses, rather than the mixed-use development typically encouraged under the CX designation.

STAFF REPORT

Analysis:

The rezoning request appears to be a correction of an oversight from the May 2023 zoning update. The parcels' long-standing IH zoning aligns with their historical use and the character of the adjacent properties. The CX designation, intended to promote a mix of commercial, residential, and light industrial activities along corridors, does not suit the specific conditions of these parcels, given their proximity to heavy industrial uses and a major highway. Reverting to IH zoning would:

1. Restore consistency with the historical zoning and use of the properties.
2. Facilitate the applicant's ability to sell the parcels by aligning the zoning with market expectations and the surrounding industrial context.
3. Reflect an appropriate land use designation, considering the parcels' location between an IH district and Interstate 75.

Recommendation:

Based on the historical zoning, the surrounding land use patterns, and the applicant's stated challenges with the current CX designation, staff recommends **APPROVAL** of the rezoning request from "CX - Corridor Mixed Use" to "IH - Heavy Industrial" for parcels N44-076855, N44-076857, and N44-076859. This change would better reflect the appropriate zoning for the area and support the property owner's ability to utilize or sell the land consistent with its context.

SUBMITTAL INSTRUCTIONS

1. To have an item placed on the agenda, any materials (including denial letters, permit applications, etc.) may be submitted via <http://app.govwell.com/piqua> or dropped off in the Community Services Department no later than 4:00 P.M. on the meeting deadline date. The deadlines for the Planning Commission are available on www.piquaoh.gov. Please include the following materials at a minimum:
 - a. Completed application form with documentation of denial, or other document that you are appealing to the Board of Zoning Appeals;
 - b. Any site plans, application materials, or permits associated with the appeal.
 - c. Application materials must be filed within 30 calendar days.
2. Piqua Board of Zoning Appeals will conduct a public hearing; and take final action at its regularly scheduled meeting, the fourth Tuesday of each month.
3. The Board of Zoning Appeals shall follow their adopted Policies and Procedures and all regulations defined under Title XV, Chapter 154 of the City of Piqua Codified Ordinances.

Application

Plot Plan (show existing /
future zoning)

~~\$100 Fee~~ \$150.00 Fee

APPLICANT INFORMATION

First / Last Name: Steven Schulz

Contact Person (if different):

Mailing Address: 8630 N. Looney Rd. Piqua, OH

Phone Number: 937-773-0137 Email: sschulz4@woh.rr.com

Type of Legal Interest held by applicant: owner

OWNER INFORMATION (if different from Applicant)

First / Last Name:

Mailing Address:

Phone Number:

Email:

PROPERTY INFORMATION

Property Address:

Parcel Number(s) – Req'd if no Address: *N44-076855 N44-076857 N44-076859*

Current Zoning: *corridor mixed use (CX)* Proposed Zoning: *heavy industrial (I2)*

SUPPORTING APPLICATION FOR ZONING MAP AMENDMENT

Please describe the facts upon which this Zoning Map Amendment are based on the following pages. You may attach an additional sheet of paper if more room is necessary.

Please describe in your own words, the reason for the requested Zoning Map Amendment:

ACKNOWLEDGMENT AND AUTHORIZATION - APPLICANT

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge. I (we) understand that the materials provided within this document are subject to public record and will be considered in rendering a decision on this request. I (we) authorize the City of Piqua to place a Public Hearing Notification sign on the property as needed during the proceedings of this hearing.

Applicant's Printed Name or Company

Steven Schulz

Applicant's Signature

Steven Schulz

Date

3-11-2025

ACKNOWLEDGMENT AND AUTHORIZATION - OWNER

The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge. I (we) understand that the materials provided within this document are subject to public record and will be considered in rendering a decision on this request. I (we) authorize the City of Piqua to place a Public Hearing Notification sign on the property as needed during the proceedings of this hearing.

Property Address or Parcel Numbers Associated with this Application

N44-076855 N44-076857 N44-076859

Owner's Printed Name (Must be an Individual, no LLC or Corp)

Steven Schulz

Owner's Signature

Steven Schulz

Date

3-11-2025

Chad Henry

From: Steve Schulz <ssschulz4@woh.rr.com>
Sent: Monday, March 24, 2025 1:52 PM
To: Chad Henry
Subject: Re: Zoning Map Amendment

We would like to sell the property and have an opportunity if it were zoned, Heavy Industrial. All the parties involved are in favor of this. Thank you.

Steve Schulz

On Mar 24, 2025 1:04 PM, Chad Henry <chenry@piquaoh.gov> wrote:

Steven,

Could you please provide me with a reasoning for the rezoning? I understand that you never intended for it to be rezoned without your knowledge, but in coming up with a staff report and justification to rezone it I need to have the reason in writing for the request. You could submit a new document to our online permit profile, or just respond with a narrative on here and I will include it for you.

Thank you,

-CH

Chad Henry

City Planner

Planning and Zoning Division

Community Services Department

937.778.2049 | www.piquaoh.gov



|

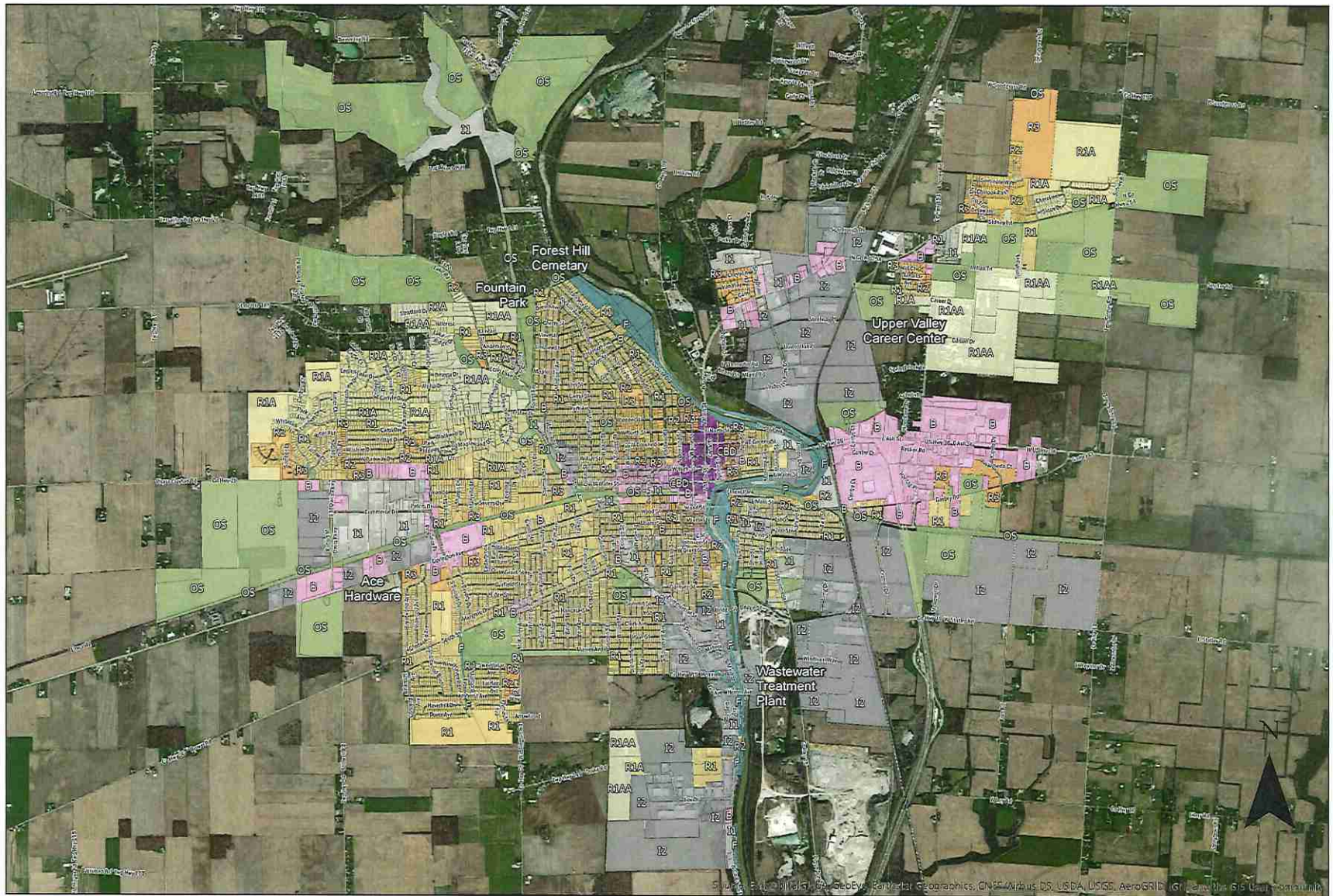
L

Zoning Map

August 2019

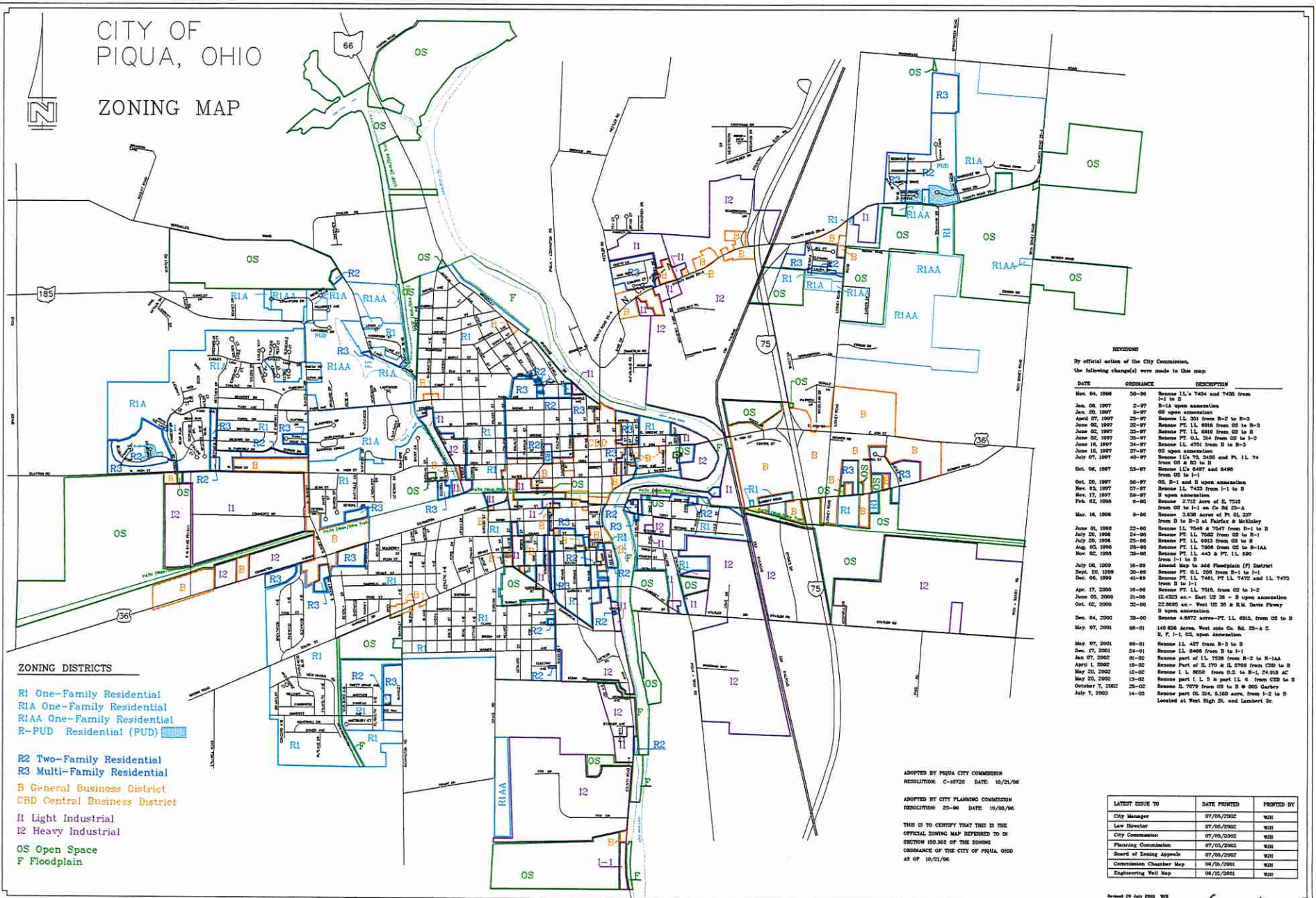
Zoning ZONED

- General Business
- Central Business District
- Floodplain
- Light Industrial
- Heavy Industrial
- Open Space
- Residential 1
- Residential 1A
- Residential 1AA
- Residential 2
- Residential 3



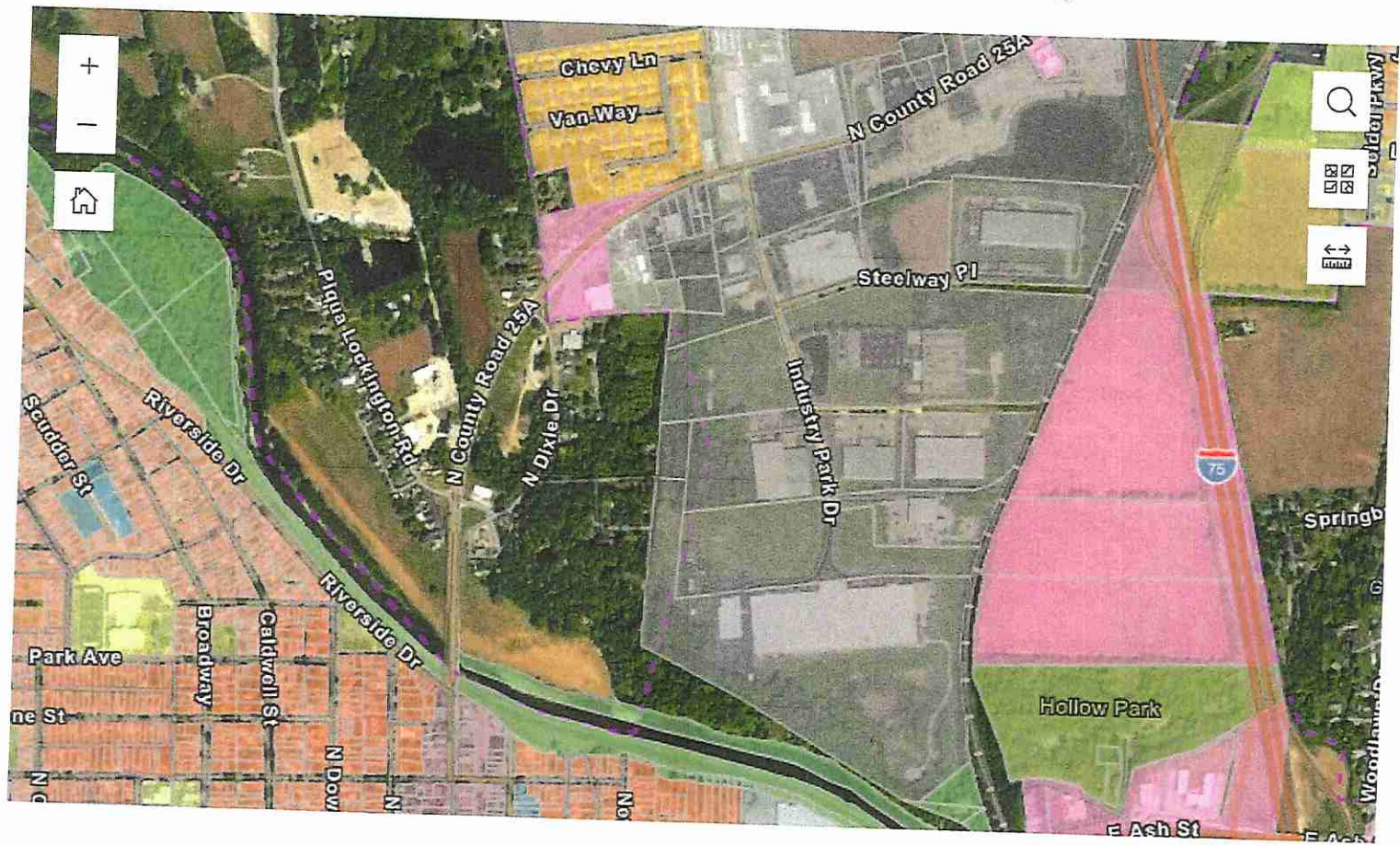
0 0.5 1 2 Miles

ZONING MAP



DATE	ORIGINATOR	DESCRIPTION
Mar. 04 1966	30-36	Revenue 1-L1 7424 and 7420 from B to R-1A
Jan. 06 1967	2-87	B-1A upon annexation
Jan. 03 1967	42-30	Revenue 1-L1 7401 from B to R-3
Jan. 02 1967	32-37	Revenue 1-L1 8516 from CD to R-3
Jan. 02 1967	32-37	Revenue 1-L1 8516 from CD to R-3
Jan. 02 1967	32-37	Revenue 1-L1 8516 from CD to R-3
Jan. 02 1967	32-37	Revenue 1-L1 8516 from CD to R-3
Jan. 16 1967	40-37	Revenue 1-L1 4751 from B to R-1
July 07 1967	40-37	Revenue 1-L1 4751 from B to R-1
Oct. 06 1967	32-37	Revenue 1-L1 7425, 7420 and P.L. 174 from B to R-1
Oct. 06 1967	32-37	Revenue 1-L1 5474 and 5496 from B to R-1
Oct. 03 1967	32-37	OS, B-1 and 2 upon annexation
Nov. 03 1967	32-37	Revenue 1-L1 7428 from I-1 to B
Nov. 03 1967	32-37	Revenue 1-L1 7428 from I-1 to B
Feb. 02 1968	6-91	Revenue 2-732 from L1 7513 from B to R-1
Mar. 16 1968	6-91	Revenue 3-638 from P.L. 327 from B to R-3 at Parker & McKinley
Apr. 01 1968	22-86	Revenue 1-L1 7464 from B to R-1A
July 23 1968	24-96	Revenue 1-L1 7662 from CD to B-1
Aug. 01 1968	24-96	Revenue 1-L1 7662 from CD to B-1
Aug. 01 1968	24-96	Revenue 1-L1 7662 from CD to B-1
Nov. 02 1968	38-99	Revenue 1-L1 7600 from CD to R-1AA
Nov. 02 1968	38-99	Revenue 1-L1 443 at P.L. 1, 500
July 09 1969	38-99	Amend map added footpaths (P) District 1-L1 443, 500
July 09 1969	38-99	Revenue 1-L1 7471, 7472 and L1 7473 from B to R-1
Dec. 06 1969	41-89	Revenue 1-L1 7518, from CD to I-2
Apr. 17 2000	16-00	Revenue 1-L1 7518, from CD to I-2
Oct. 05 2000	06-00	12-2325 ac. CD 128 - B upon annexation
Oct. 05 2000	06-00	Revenue 1-L1 7518, from CD to I-2
Dec. 04 2000	28-00	B upon annexation
Dec. 04 2000	28-00	Revenue 1-L1 7472, from CD to B
May 07 2001	08-01	145 856 Acres West side of Rd. 25-A-2, B-1 & C-2, upon annexation
July 07 2001	09-01	Revenue 1-L1 4425 from B to B-1
Aug. 07 2001	10-01	Revenue 1-L1 4425 from B to B-1
Apr. 07 2002	10-01	Revenue 1-L1 7538 from B to R-1AA
APRIL 1 2002	10-01	Revenue 1-L1 5797 and 5798 from CD to B-1
APRIL 1 2002	10-01	Revenue 1-L1 5797 and 5798 from CD to B-1
May 07 2002	10-02	Revenue part 1 of L 1740 at CD from B-1
July 07 2002	20-02	Revenue 1-L 7979 from CD to B 1 8005 Guckley
July 7 2003	14-02	Revenue 1-L 7979 from CD to B 1 8005 Guckley Located at West High St. and Lambert Dr.

LATEST ISSUE TO	DATE PRINTED	PRINTED BY
City Manager	07/05/2002	WJH
Law Director	07/05/2002	WJH
City Commission	07/05/2002	WJH
Planning Commission	07/05/2002	WJH
Board of Zoning Appeals	07/05/2002	WJH
Commission Chamber Map	04/15/2001	WJH
Engineering Wall Map	06/15/2001	WJH



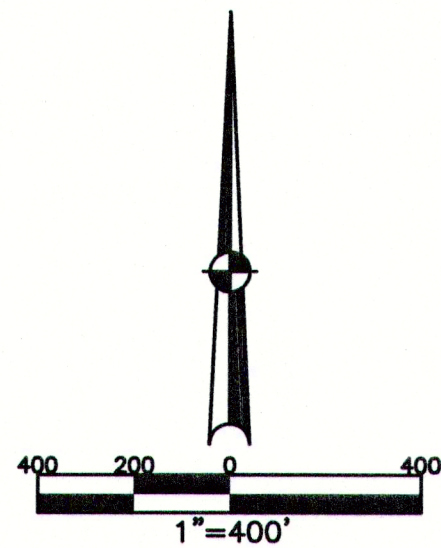
28 February 2025 12:31:05 Piqua NE 93.pdf

SECTION 25
TOWN 1
RANGE 12

CITY OF PIQUA

PLAT NE 93

PARCEL NUMBER
N44-_____

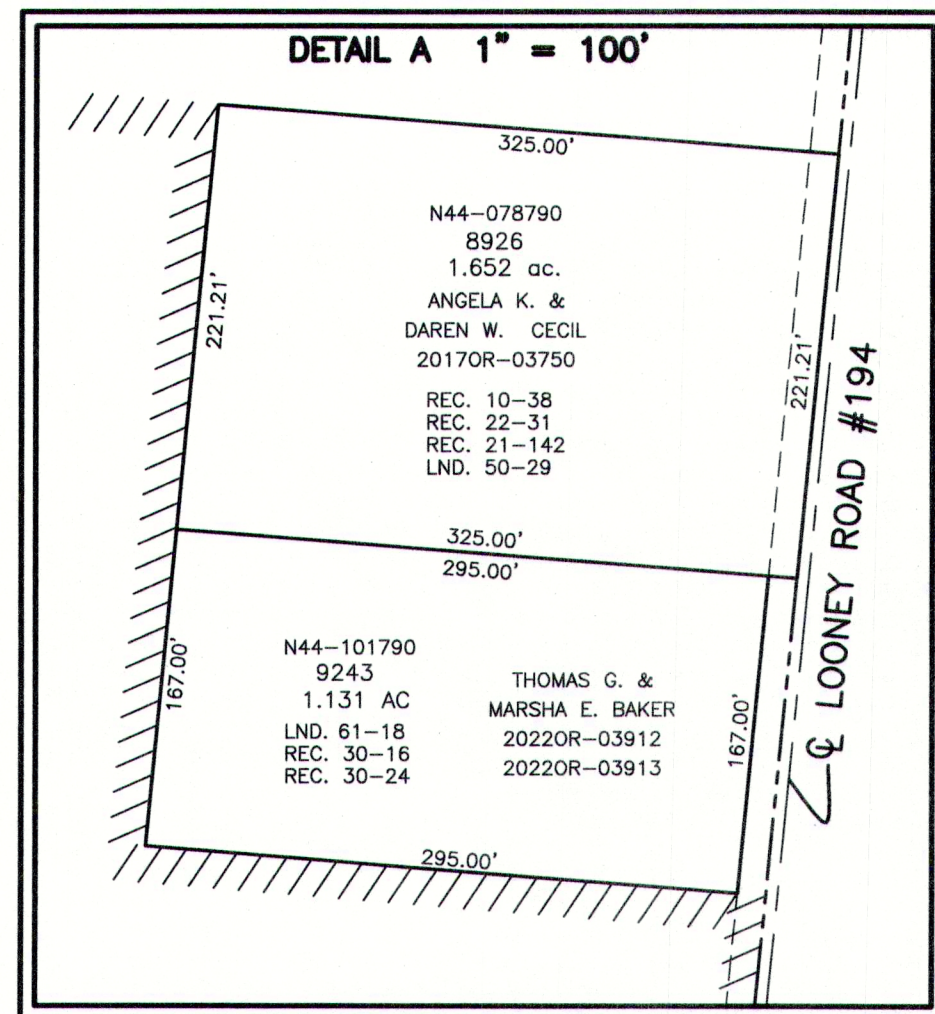


ABBREVIATION LEGEND		
2014OR-00759	=	RECORDER'S DOCUMENT NUMBER
OR 406-509	=	OFFICIAL RECORD 406 PAGE 509
D.B. 613-172	=	DEED BOOK 613, PAGE 172
REC. 15-72	=	RECORDER'S PLAT BOOK 15, PAGE 72
LND. 33-15	=	LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	=	LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	=	ROAD RECORD VOLUME 8, PAGE 29
R/W	=	RIGHT OF WAY
C	=	CENTERLINE
AC	=	ACRES
TWP.	=	TOWNSHIP
TR.	=	TRACT
IL	=	INLOT

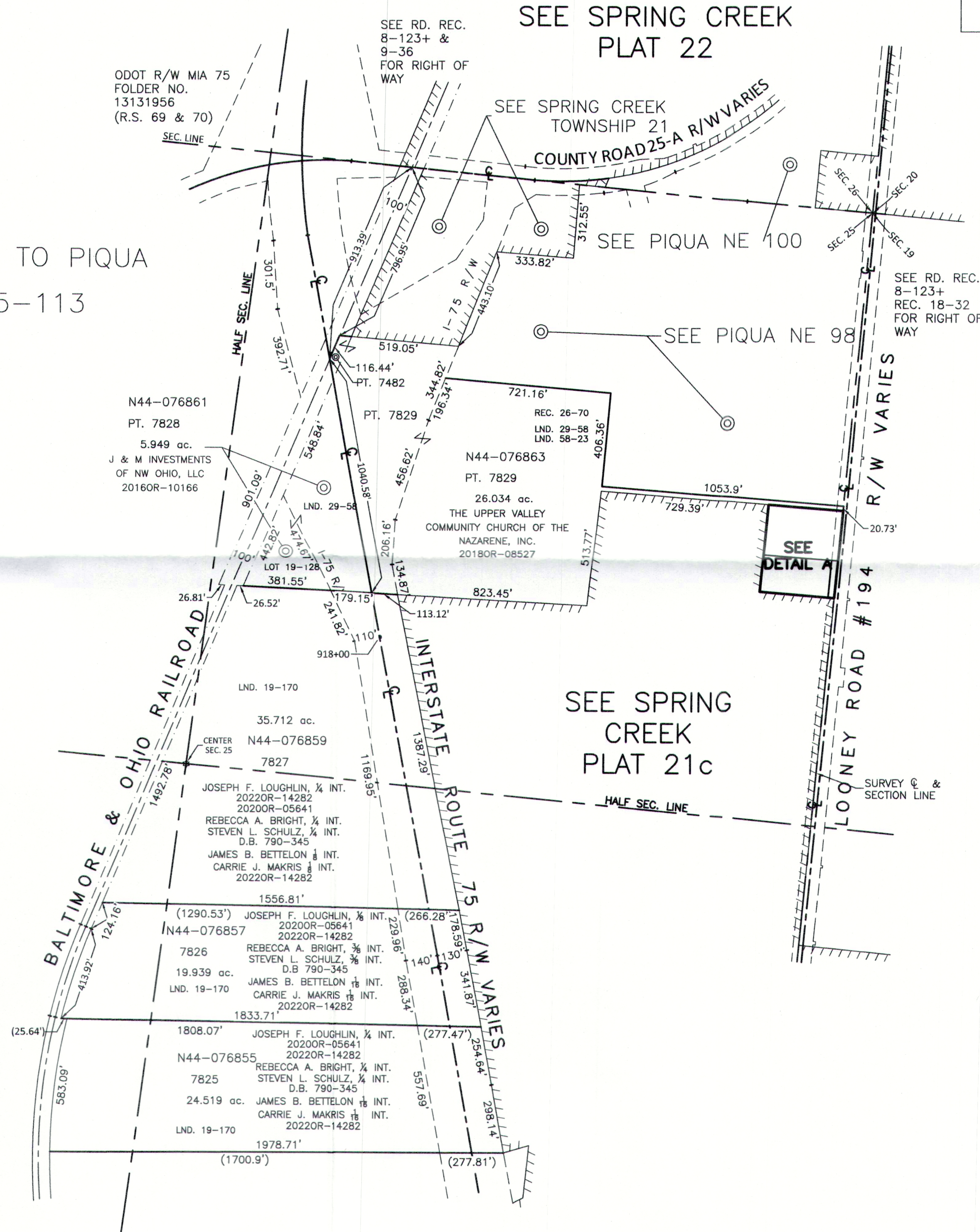
LINE LEGEND		
	=	Blow-up Boundary
	=	Property Line
	=	Lot Split Line
	=	Section Line
	=	Centerline
	=	Right-of-Way Line
	=	Corporation Line
	=	Railroad Bed

SURVEY INDEX		
REC. 10-38	LOT 19-128	LND. 19-170
REC. 18-32		LND. 29-58
REC. 15-113		LND. 50-29
REC. 21-142		LND. 58-23
REC. 22-31		LND. 61-18
REC. 26-70	RD. REC. 8-123+	
REC. 30-16	RD. REC. 9-36	
REC. 30-24		

ANNEXATION TO PIQUA
REC. 15-113



PREPARED BY: MIAMI COUNTY ENGINEER'S MAP DEPARTMENT
PAUL P. HUELSKAMP, P.E., P.S., COUNTY ENGINEER
DATE: December 3, 2020 A PALMER
REVISED: May 24, 2023 MSTOREMS



PC 09-25	Parcel Number	J27-054502	Owner	HUDELSON DENNIS L (TOD) & @ 3	Parcel Address	8360 SHADY LN	Parcel City	PIQUA	OH	
PC 09-25	Parcel Number	N44-073939	Owner	COILPLUS INC	Parcel Address	100 STEELWAY PL	Parcel City	PIQUA	OH	
PC 09-25	Parcel Number	N44-250073	Owner	CITY OF PIQUA	Parcel Address	SCOTT DR	Parcel City	PIQUA	OH	
PC 09-25	Parcel Number	N44-076861	Owner	J&M INVESTMENTS OF NW OHIO LLC	Parcel Address	CO RD 25A N	Parcel City	PIQUA	OH	
PC 09-25	Parcel Number	N44-076855	Owner	LOUGHLIN JOSEPH F (& @ 5)	Parcel Address	INDUSTRY PARK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-073930	Owner	J & M INVESTMENTS OF NW OHIO LLC	Parcel Address	8715 CO RD 25A N	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054501	Owner	HILL NEVIN THOMAS & DEBORAH A	Parcel Address	8330 N SHADY LN	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-074055	Owner	HOBART CORPORATION	Parcel Address	8515 INDUSTRY PK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054445	Owner	VOISINET JERROLD L (TOD)	Parcel Address	1155 SCHULZ DR W	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054448	Owner	DOUGLAS CHARLES E (LE) @ (4)	Parcel Address	1140 PATRICIA LN	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-074070	Owner	JACKSON TUBE SERVICE INC	Parcel Address	INDUSTRY PK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054500	Owner	WILSON PAMELA I % PAMELA I HOLLY	Parcel Address	8310 SHADY LN N	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-074075	Owner	CLEVE CORPORATION	Parcel Address	8460 INDUSTRY PK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-076859	Owner	LOUGHLIN JOSEPH F (& @ 5)	Parcel Address	INDUSTRY PARK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054503	Owner	ADKINS GREGORY S	Parcel Address	8390 SHADY LN	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-076863	Owner	THE UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE INC	Parcel Address	LOONEY RD N	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-030100	Owner	LOUGHLIN JOSEPH F (& @ 5)	Parcel Address	SHADY (REAR) LN	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054447	Owner	VICKROY ANNA R & SAMUEL L POPLIN	Parcel Address	1145 PATRICIA LN	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-074080	Owner	JACKSON TUBE SERV INC	Parcel Address	8210 INDUSTRY PK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-078566	Owner	TCPRG INVESTMENTS LLC	Parcel Address	1415-1419 INNOVATION PKY	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	J27-054446	Owner	SNAPP BRIAN R & CINDY	Parcel Address	1150 SCHULZ DR W	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-076857	Owner	LOUGHLIN JOSEPH F (& @ 5)	Parcel Address	INDUSTRY PARK DR	Parcel City	PIQUA	OH	45356
PC 09-25	Parcel Number	N44-073939	Owner	COILPLUS INC	Tax Address	4801 GATEWAY BLVD	Tax City	SPRINGFIELD	Tax State	OH Tax Zip 45502
PC 09-25	Parcel Number	N44-250073	Owner	CITY OF PIQUA	Tax Address	CITY BLDG	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-076861	Owner	J&M INVESTMENTS OF NW OHIO LLC	Tax Address	PO BOX 742	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-076855	Owner	LOUGHLIN JOSEPH F (& @ 5)	Tax Address	8630 N LOONEY RD	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-073930	Owner	J & M INVESTMENTS OF NW OHIO LLC	Tax Address	PO BOX 742	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-074055	Owner	HOBART CORPORATION	Tax Address	701 RIDGE AVE	Tax City	TROY	Tax State	OH Tax Zip 45374
PC 09-25	Parcel Number	N44-074070	Owner	JACKSON TUBE SERVICE INC	Tax Address	P O BOX 1650	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-074075	Owner	CLEVE CORPORATION	Tax Address	55 GLENLAKE PARKWAY NE	Tax City	ATLANTA	Tax State	GA Tax Zip 30328
PC 09-25	Parcel Number	N44-076863	Owner	THE UPPER VALLEY COMMUNITY CHURCH OF THE NAZARENE INC	Tax Address	1400 SEIDEL PKY	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-074080	Owner	JACKSON TUBE SERV INC	Tax Address	P O BOX 1650	Tax City	PIQUA	Tax State	OH Tax Zip 45356
PC 09-25	Parcel Number	N44-078566	Owner	TCPRG INVESTMENTS LLC	Tax Address	11129 KENWOOD RD	Tax City	BLUE ASH	Tax State	OH Tax Zip 45242

RESOLUTION No. PC 10-25

A RESOLUTION TO APPROVE THE REZONING OF PARCEL N44-030100 (1125 COVINGTON AVENUE) FROM "T-RL - TRADITIONAL RESIDENTIAL LOW DENSITY" TO "T-GX - TRADITIONAL GENERAL MIXED USE"

WHEREAS, the applicant has submitted a request to rezone parcel N44-030100, located at 1125 Covington Avenue from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed Use"; and

WHEREAS, the property currently operates as an existing nonconforming commercial business that processes and sells animals, meats, and related products, a use that was permitted prior to the zoning ordinance update in May 2023; and

WHEREAS, the staff report, dated April 02, 2025, recommends approval of the rezoning, finding that the T-GX designation would mostly align with the existing commercial use (particularly sales and service activities), better reflect the property's physical characteristics, and support appropriate future development, though animal processing may require an industrial designation for full compliance; and

WHEREAS, the Planning Commission has reviewed the application, staff report, and all relevant documentation, and finds that the proposed rezoning is in the best interest of the community and consistent with sound planning principles;

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

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

Adopted this ____ day of _____, 2025.

Chairman, Planning Commission

Clerk, Planning Commission

Bradley C. Bubp

Emily McCulla

STAFF REPORT

Planning Commission

Date: April 8, 2025

Re: PC 10-25 – Zoning Designation

Applicant: Andy Luttrell

Owner: Mark Hery

Address: 1125 Covington Avenue

Parcel #: N44-030100

Zoning: T-RL – Traditional Residential Low Density

Request: Rezone parcel N44-030100, located at 1125 Covington Avenue, from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed Use"

Staff Comments and Recommendations:

Background:

The applicant seeks to rezone parcel N44-030100, located at 1125 Covington Avenue, from its current zoning of "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed Use." The property currently operates as an existing nonconforming use, functioning as a business that processes and sells animals, meats, and related products. Prior to the adoption of a new zoning ordinance in May 2023, this commercial use was permitted. However, the ordinance update placed the parcel within the T-RL district, which prohibits commercial activities and restricts development to low-density residential uses.

The issue surfaced when the applicant requested a permit to install a commercial fence, which was denied due to the residential zoning restrictions, prompting this rezoning application.

Property Context

- **Current Use:** The property is a commercial building with a full parking lot, clearly designed and utilized for business purposes rather than residential use.

STAFF REPORT

- **Surrounding Area:** Across the street, the T-GX (Traditional General Mixed Use) district is already in place, supporting a bicycle and locksmith service. The surrounding T-RL district is primarily residential.
- **Zoning Intent:** The T-RL district is intended for low-density residential development, while the T-GX district accommodates a variety of retail, service, and commercial uses, as well as multi-unit dwellings.

Analysis:

The existing nonconforming use of 1125 Covington Avenue as a commercial operation predates the May 2023 zoning change. The T-RL designation does not reflect the property's current function or physical characteristics, such as its commercial building and parking lot, which are incompatible with residential use. Rezoning to T-GX would:

1. Mostly align the zoning with the existing commercial operation, particularly the retail and service aspects of selling meats and related products, though the animal processing component may still require an industrial designation for full compliance.
2. Better reflect the property's established commercial character and physical layout compared to the current residential zoning.
3. Match the T-GX zoning present across the street, promoting consistency with nearby mixed-use development.
4. Facilitate future retail, service, or mixed-use opportunities that are more appropriate for the site and beneficial to the neighborhood, even if additional approvals might be needed for animal processing.

While T-GX does not fully legalize the animal processing aspect of the business (which is typically industrial), it represents a significant improvement over T-RL by accommodating the commercial sales and service components, reducing the extent of nonconformity.

Recommendation:

Staff recommends **APPROVAL** of the rezoning request from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed Use" for parcel N44-030100 (1125 Covington Avenue). This change would substantially reduce the property's nonconforming status, better align with its commercial nature, and support compatibility with the surrounding area's evolving land use patterns, though the applicant may need to pursue additional measures (e.g., a variance or industrial rezoning) to fully legalize animal processing.

Zoning Designation Request Application

HOW TO APPLY FOR A ZONING DESIGNATION REQUEST

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

SUBMITTAL REQUIREMENT CHECKLIST

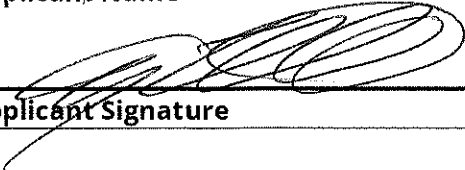
☐ Application	☐ Lot Plan (Show existing and proposed zoning)	☐ \$100 Fee (Cash or Check)
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APPLICANT INFORMATION	☐ Primary Contact	☐ Billing Contact
First Last Name: <i>Andy Luttrell</i>		
Contact Person First Last Name:		
Mailing Address: <i>1125 Covington Ave Piqua</i>		
Phone Number: <i>937-773-6328</i>	Email: <i>sunsetmeat@att.net</i>	
Type of legal interest held by applicant: <i>Future Owner of Building / current tenant</i>		
OWNER INFORMATION		
First Last Name: <i>MARK Hery</i>		
Mailing Address: <i>6975 Miami Shesby Rd</i>		
Phone Number: <i>937-244-0418</i>	Email: <i>n/a</i>	

Zoning Designation Request
Application

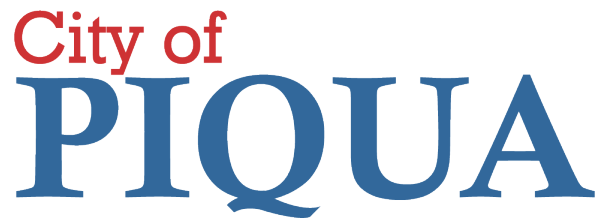
LOCATION DETAILS	
Street Address: <i>1125 Gorington Ave</i>	Parcel ID Number:
Existing Zoning District:	Proposed Zoning District: <i>T-6X</i>

PROJECT INFORMATION - Attach additional page(s) if necessary.
Briefly describe the reason for the requested zoning change: <i>Replace Existing Fence</i>

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
<i>Andy Luttrell</i> _____ Applicant Name	<i>03/11/25</i> _____ Date
 _____ Applicant Signature	<i>03/11/25</i> _____ Title



PC 10-25	Parcel Number	N44-030140	Owner	WELLMAN JEREMIAH M & SARA M	Parcel Address	1133 COVINGTON	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-058460	Owner	DREES WILLIAM A	Parcel Address	1136 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-053780	Owner	LIETTE EDWIN L (TRUSTEE)	Parcel Address	1120 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030210	Owner	HOWARD LAURA S	Parcel Address	1124 YOUNG	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-053750	Owner	CROMER MYRL D & CORA B	Parcel Address	1110 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030200	Owner	SIMMONS DEBORA KAY	Parcel Address	1126 YOUNG ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030300	Owner	WEYMER ROSALYN C	Parcel Address	133 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030270	Owner	WESTFALL KITTY (TOD)	Parcel Address	125 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-058430	Owner	BOLIN JEFFERY D & NICOLE M	Parcel Address	1126 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030150	Owner	TURNER MASON JOHN	Parcel Address	1139 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030250	Owner	MORROW JULIA D	Parcel Address	GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030180	Owner	DEMANGE ALVINA (LE) @(3)	Parcel Address	205 MCKINLEY AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-053790	Owner	HERY MARK S & LISA K	Parcel Address	1122 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-053770	Owner	ERAJ PROPERTIES LLC	Parcel Address	1118 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030240	Owner	ALEXANDER AMELIA J	Parcel Address	128 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030100	Owner	TRADAN PROPERTIES LLC	Parcel Address	1125 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030260	Owner	JACKSON BONITA G (TOD)	Parcel Address	127 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030120	Owner	MORROW JULIA D	Parcel Address	1131 COVINGTON	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030230	Owner	ONDERA RACHEL M	Parcel Address	132 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030290	Owner	DURAND DONALD E JR	Parcel Address	131 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-058450	Owner	MULLEN JANET	Parcel Address	COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030080	Owner	DAVIS CHRISTOPHER M & MONICA	Parcel Address	1115 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-053760	Owner	WHITE JAMES	Parcel Address	1112 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030070	Owner	1113 COVINGTON AVE PROPERTIES LLC	Parcel Address	1113 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-058420	Owner	BOLIN JEFFERY D & NICOLE M	Parcel Address	COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-096680	Owner	BOLIN JEFFERY D & NICOLE M	Parcel Address	COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-058440	Owner	MULLEN JANET	Parcel Address	1130 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030280	Owner	SMITH ALEXANDER L & KELSEY AG	Parcel Address	129 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030170	Owner	WD HOWARD PROPERTIES LLC	Parcel Address	203 03. MCKINLEY AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030220	Owner	FUENTES LUIS A	Parcel Address	134 GLENN ST	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030110	Owner	TRADAN PROPERTIES LLC	Parcel Address	COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-030090	Owner	ZACHARIAS MARVIN A	Parcel Address	1117 COVINGTON AVE	Parcel City	PIQUA		OH	45356
PC 10-25	Parcel Number	N44-053780	Owner	LIETTE EDWIN L (TRUSTEE)	Tax Address	9300 COUNTRY CLUB RD	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030250	Owner	MORROW JULIA D	Tax Address	1131 COVINGTON AVE	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030180	Owner	DEMANGE ALVINA (LE) @(3)	Tax Address	1108 MARTZ	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-053790	Owner	HERY MARK S & LISA K	Tax Address	6975 W MIAMI SHELBY RD	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-053770	Owner	ERAJ PROPERTIES LLC	Tax Address	245 N COUNTRYSIDE DR	Tax City	TROY	Tax State	OH	Tax Zip 45373
PC 10-25	Parcel Number	N44-030240	Owner	ALEXANDER AMELIA J	Tax Address	305 S WAYNE ST	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030100	Owner	TRADAN PROPERTIES LLC	Tax Address	6975 MIAMI SHELBY RD	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-058450	Owner	MULLEN JANET	Tax Address	1130 COVINGTON AVE	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030070	Owner	1113 COVINGTON AVE PROPERTIES LLC	Tax Address	766 S JOHNSON RD	Tax City	LUDLOW FALLS	Tax State	OH	Tax Zip 45339
PC 10-25	Parcel Number	N44-058420	Owner	BOLIN JEFFERY D & NICOLE M	Tax Address	1126 COVINGTON AVE	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-096680	Owner	BOLIN JEFFERY D & NICOLE M	Tax Address	1126 COVINGTON AVE	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030280	Owner	SMITH ALEXANDER L & KELSEY AG	Tax Address	1307 GARBRY RD	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030170	Owner	WD HOWARD PROPERTIES LLC	Tax Address	5055 W US 36	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030220	Owner	FUENTES LUIS A	Tax Address	1133 W MAIN ST	Tax City	TROY	Tax State	OH	Tax Zip 45373
PC 10-25	Parcel Number	N44-030110	Owner	TRADAN PROPERTIES LLC	Tax Address	6975 MIAMI SHELBY RD	Tax City	PIQUA	Tax State	OH	Tax Zip 45356
PC 10-25	Parcel Number	N44-030090	Owner	ZACHARIAS MARVIN A	Tax Address	123 MARKET ST PO BOX 910	Tax City	PIQUA	Tax State	OH	Tax Zip 45356



Development Department

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

March 26, 2025

*** MEETING NOTICE ***

Please be advised that the Planning Commission meeting will be conducted on **Tuesday, April 8, 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