City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING
TUESDAY, APRIL 15, 2025
5:30 PM
COMMISSION CHAMBER - 2ND FLOOR
201 WEST WATER STREET
PIQUA, OHIO 45356

CALL TO ORDER

THE PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENTATION ON CHILD ADVOCACY CENTER FROM JENNIFER KNISLEY

Presentation Child Advocacy Center

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

WORK SESSION

CONSENT AGENDA

1) **Approval of Minutes**
   Approval of the Minutes from the April 1, 2025, Regular City Commission Meeting

2) **Resolution No. R-45-25**
   A resolution appointing a member to the Planning Commission.

OLD BUSINESS

1) **Ordinance No. O-6-25 (3rd Reading)**
   An ordinance to amend Title XV: Land Usage, Piqua Development Code

2) **Ordinance No. O-7-25 (3rd Reading)**
   An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025

3) **Ordinance No. O-8-25 (3rd Reading)**
   An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund

NEW BUSINESS

1) **Resolution No. R-47-25**
   A resolution authorizing a purchase order to Path Master, Inc. for Centracs Traffic Signal Systems.

2) **Resolution No. R-48-25**
A resolution authorizing the City Manager to renew the Municipal and County Government Enterprise Agreement with ESRI and to issue a purchase order.

3) **Resolution No.R-49-25**
A resolution to authorize a replat of inlot #7693, creating two separate parcels.

4) **Resolution No.R-50-25**
A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).

5) **Resolution No.R-51-25**
A resolution to authorize a zoning map amendment to rezone parcels N44-076855, N44-076857, and N44-076859 from CX - Corridor Mixed-Use to IH - Heavy Industrial.

6) **Resolution No.R-52-25**
A resolution to authorize a zoning map amendment to rezone parcel N44-030100 (1125 Covington Avenue) from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed-Use".

COMMISSIONERS COMMENTS

ADJOURNMENT

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

2024

A Year in Review

Jennifer Knisley, MSW, LISW-S

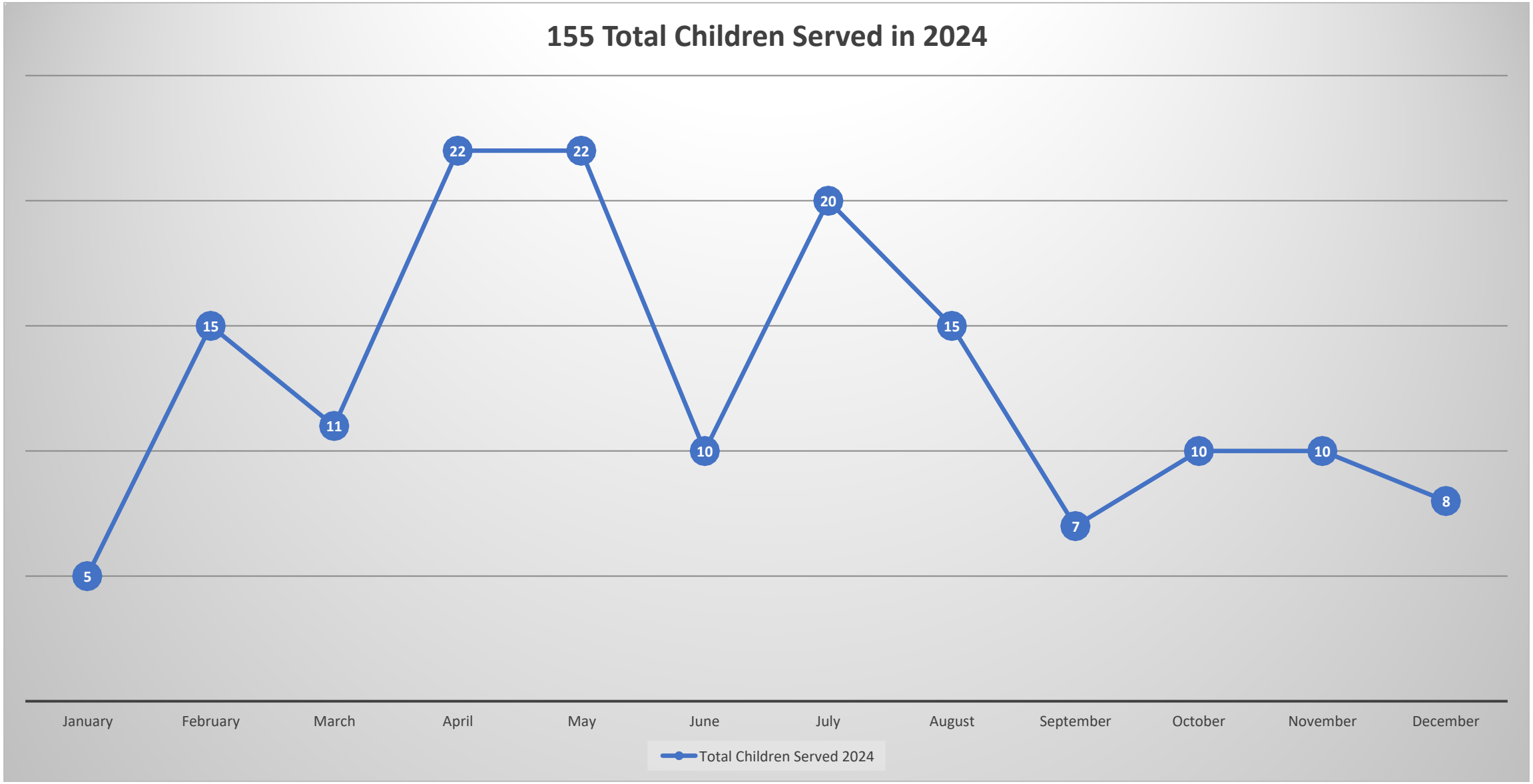
Program Director, Child Advocacy Center

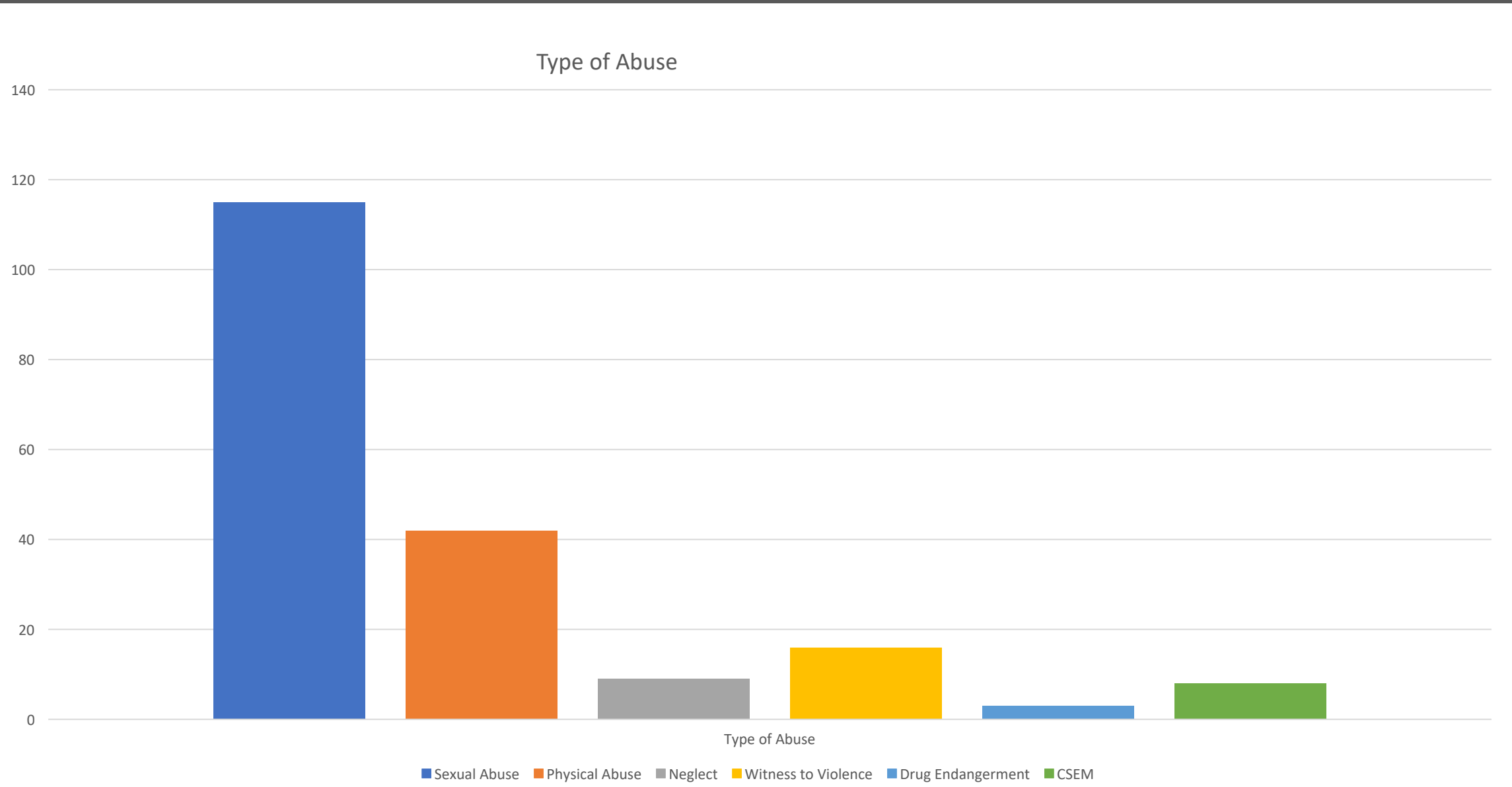
jknisley@isaiahsplace.com

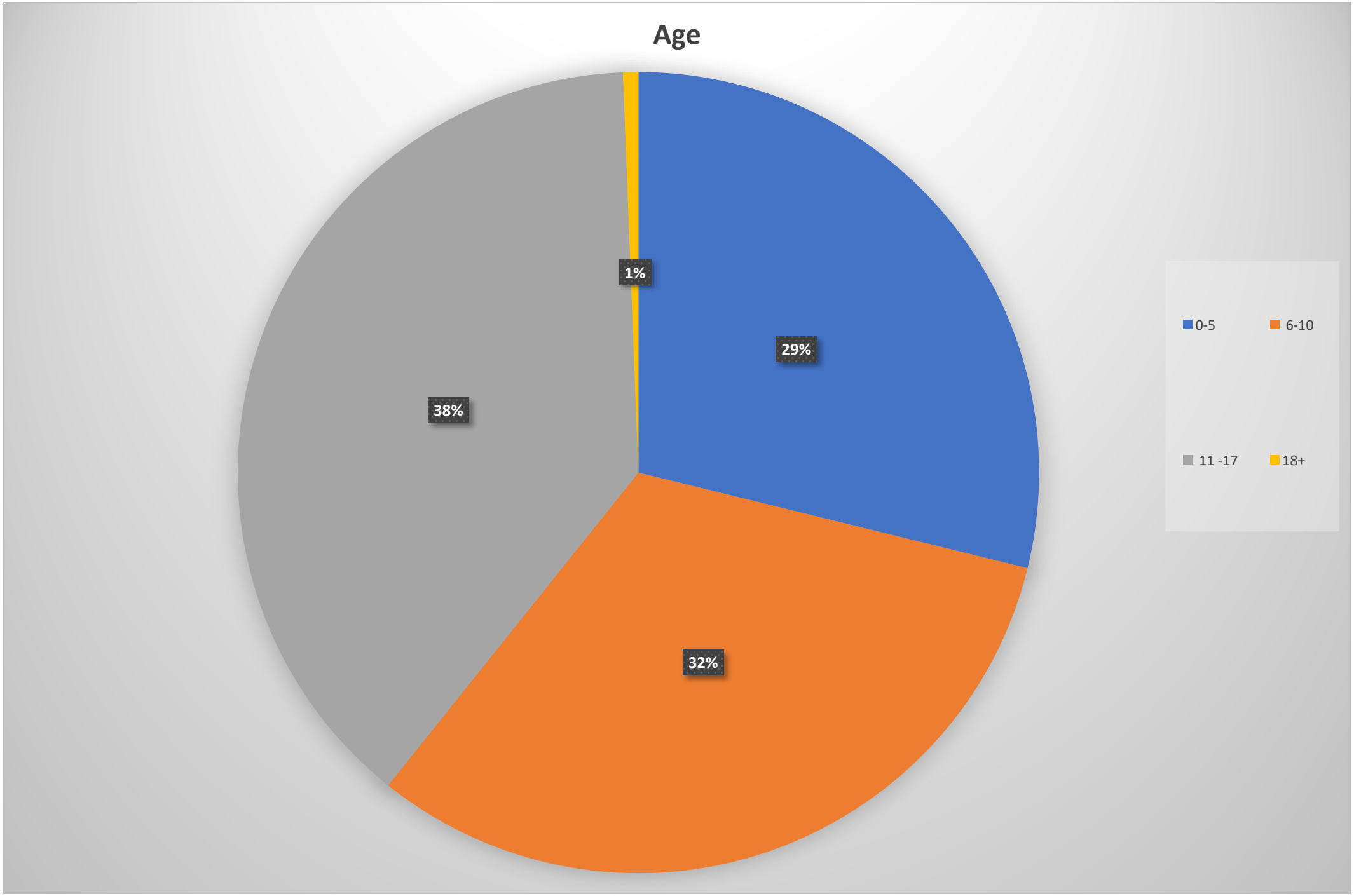
937-335-3701

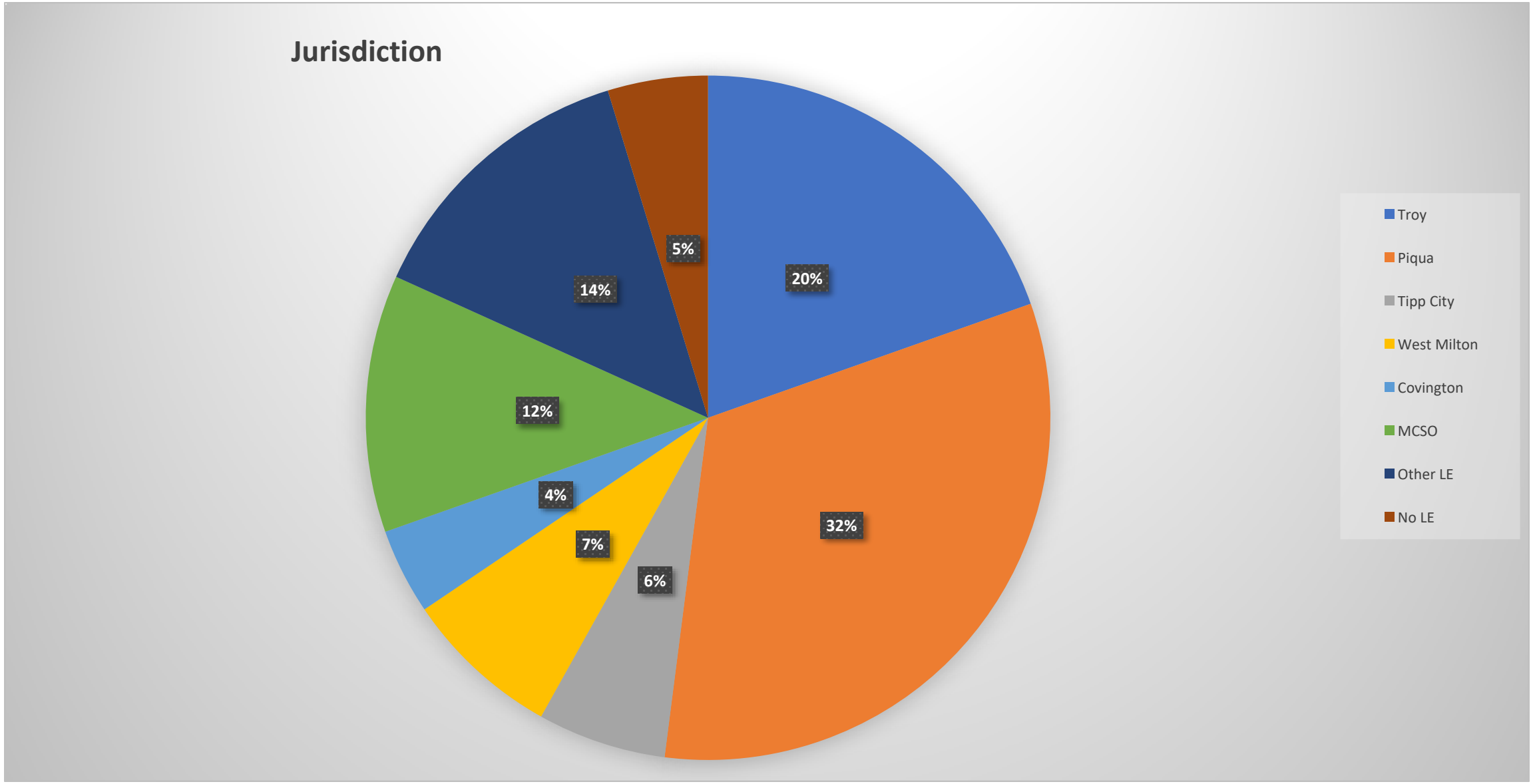
CHILD ADVOCACY CENTER

AT ISAIAH'S PLACE


155 Total Children Served in 2024
5
15
11
22
22
10
20
15
7
10
10
8
January
February
March
April
May
June
July
August
September
October
November
December
Total Children Served 2024


Type of Abuse
140
120
100
80
60
40
20
0
Type of Abuse
Sexual Abuse
Physical Abuse
Neglect
Witness to Violence
Drug Endangerment
CSEM


Age
1%
29%
38%
32%
0-5
6-10
11 -17
18+


Jurisdiction
20%
32%
6%
7%
4%
12%
14%
5%
Troy
Piqua
Tipp City
West Milton
Covington
MCSO
Other LE
No LE

Highlights

- Trained over 150 school personnel from Miami County in child abuse recognition, how to respond to concerns and mandated reporting.
- Brought in nationally recognized trainer to provide local first responders training on “Collecting Minimal Facts in Child Abuse Investigations.” Provided CPT’s for law enforcement and had over 135 in attendance over the 2 sessions offered.
- Renewed contracts with 7 school districts to continue providing Child Safety Matters curriculum to assist in implementing Erin’s Law; Troy, Piqua, Covington, West Milton, Bethel, Tipp City, Miami East.
- Hired an additional part-time Social Worker, trained in Child Forensic Interviewing to assist with case coordination, case tracking, forensic interviewing, referrals for services and general case management and follow-up.

Highlights

- Provided 14 community presentations on child abuse, raising awareness and providing education.
- Diversified additional sources of funding to support costs for 2025.
  - Received federal grant from National Children's Alliance as well as local grants from the Opioid Settlement Grant and Stouder Memorial Foundation.
  - Participated in Second Annual "All in For Kids" fundraiser with Troy Rotary and Seeds of Hope OH to bring in additional financial support for operations.
- Average cost to respond to a case in Ohio = $2,039
  - Given the number of children served, that would put our annual budget at $340,513. Our budget for the entire program was under $180,740.

“There can be no keener revelation of a society’s soul than the way in which it treats its children”

Nelson Mandela

THANK YOU for your support!

CHILD ADVOCACY CENTER

AT ISAIAH'S PLACE

PROCEDURAL RULES AND RULES OF CONDUCT FOR CITY COMMISSION MEETINGS

BUSINESS AGENDA

1. Commission meetings shall be called to order by the mayor or presiding officer of the meeting. The clerk shall call the roll of the Commissioners.

2. The mayor or presiding officer shall thereafter lead the Commission in the Pledge of Allegiance.

3. Upon roll call being completed, the Business Meeting of the Commission shall commence.

4. The Commission shall, if necessary, add or remove items to the Business Agenda and approve the agenda once it is established.

5. After approval of the agenda, the Commission shall vote on approval of the minutes of prior meetings.

6. After the establishment of the agenda, the Commission shall permit public comment by the citizens of Piqua as required by Section 4 of the Piqua Charter on any approved agenda item. Any person providing public comment shall provide his or her name and street address prior to making any comments.

7. Any non-citizen may also participate in public comment if an ordinance or resolution made part of the agenda affects his or her business located within the city of Piqua or utility service they receive within the city of Piqua. Any non-citizen shall state his or her name and either what business he or she operates that is being affected by an ordinance or resolution, or what property address inside the city limits that he or she is receiving utility service.

8. Any person providing public comment may speak once for up to a total of five minutes on each resolution and ordinance made part of the agenda. No person shall be permitted to comment twice on an agenda item.

9. Once public comment is completed, the Commission shall immediately begin debate and deliberate on each agenda item. No public comments from the public shall be permitted during the debate and/or deliberation of ordinances and resolutions by the commission.

10. After deliberation on ordinances and resolutions, votes on ordinances shall be recorded by roll call and votes on resolutions may be recorded by voice vote; if a commissioner wishes to have a roll call vote on a resolution, any commissioner may request the clerk to call the roll to record the vote. The Clerk of Commission shall record the vote tally for each ordinance and resolution.

11. During the Business Agenda, only city employees including department heads and guests of department heads to discuss matters affecting the city, the Piqua Chamber Director, the Main Street Piqua Director, may make presentations during the Business Agenda part of the meeting.

12. At the completion of the Business Agenda, the mayor may or may not permit commissioners to address the community for the good of the city. Afterwards, the commissioners shall call the business meeting of the commission to a close and city staff may be excused.

NON-AGENDA PUBLIC COMMENT

13. Non-agenda public comment sessions may, upon the discretion of the Commission, commence after the regular business meeting of the commission adjourns.

14. Any non-agenda public comment shall not begin after 9 p.m. and shall not continue after 9 p.m.

15. Comments by the public shall be addressed to the Commission and mayor and shall be limited to a seven-minute period per person. Under no circumstances should the Commission or mayor interrupt any person's seven-minute time period unless the individual violates the Rules of Conduct or the individual commenting requests interactive dialogue. If a Commission member or the mayor comment during an individual's allotted time, the time taken for any comment by Commission members or the mayor shall not be deducted from the individual's allotted seven minutes so that they receive their full allotted time to speak. No person may speak more than one time during any non-agenda public comment session.

16. All comments shall be related to city business or activities.

17. The Clerk of Commission shall not be under any obligation to keep minutes of the non-agenda public comment session.

18. Public comment time shall be only afforded to persons who live within the City of Piqua city limits, Springcreek Township, Washington Township and/or Miami County or own property within the city or own a business within the city limits.

19. Any person providing public comment shall provide his or her name and street address prior to making any comments.

20. Any individual attending the Non-Agenda Public Comment period of the City Commission meeting may have signs that do not exceed 8 ½ x 11 in size. Such signs shall not be displayed in a way that obstructs the view of any other individual attending the meeting or any camera recording the meeting.

RULES OF CONDUCT

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

1. Obscene comments, physically threatening remarks, and disruptive conduct are prohibited;

2. Profanity that is disruptive is prohibited;

3. Racist and hate-filled epithets are prohibited;

4. Loud and boisterous conduct or comments are prohibited;

5. Cheering, jeering or clapping, unless for ceremonial purposes as determined by the mayor, are prohibited;

6. Noisemakers are prohibited;

7. All persons shall remain seated during commission meetings unless they are leaving the Commission Chambers or are addressing the Commission from the podium;

8. Any person desiring to make a public comment shall complete a public comment request card provided by the Clerk of Commission and shall deposit the card in the public comment request box. The box will be monitored throughout public comment

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

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

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

City of PIQUA

PIQUA CITY COMMISSION REGULAR MEETING MINUTES
TUESDAY, APRIL 1, 2025

CALL TO ORDER

Piqua City Commission met at 5:30 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

THE PLEDGE OF ALLEGIANCE

Mayor Lee led the assembly in the Pledge of Allegiance.

ROLL CALL

Commissioner DeBrosse, Commissioner Hohman, Mayor Lee, and Commissioner Vetter were present. Commissioner Simmons was excused. A motion was made by Commissioner Hohman to excuse Commissioner Simmons, and the motion was seconded by Mayor Lee. All were in favor.

ADJOURNMENT TO EXECUTIVE SESSION

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

ROLL CALL

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

EXECUTIVE SESSION

The Executive Session is to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended.

ADJOURNMENT FROM EXECUTIVE SESSION

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

MOTION TO APPROVE BUSINESS AGENDA

1) Rules of Conduct

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

A motion was made by Commissioner Hohman to approve the business agenda and Commissioner

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

CONSENT AGENDA

1) **Approval of Minutes**
   Approval of the Minutes from the March 18, 2025, Regular City Commission Meeting

2) **Resolution No. R-42-25**
   A resolution appointing members to the Civil Service Board.

Mayor Lee asked Commission Clerk the name of Appointee to Civil Service Board. It was announced Stuart Shear was appointed.

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

OLD BUSINESS

1) **Ordinance No. O-4-25 (3rd Reading)**
   An ordinance authorizing the establishment of the Law Enforcement Custodial Fund

Introduction: Finance Director Jerry O'Brien reminded the Commissioners that this Ordinance would establish a custodial fund to account for forfeiture money seized by our Police Department during certain types of investigations and held until distribution is ordered by the court. There are no changes since the last reading.

Commissioner's Comments: None

Public Comments: None

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

2) **Ordinance No. O-5-25 (3rd Reading)**
   An ordinance authorizing the establishment of the Federal Law Enforcement Seizure Special Revenue Fund

Introduction: Finance Director Jerry O'Brien reminded the Commissioners that this Ordinance would establish a special revenue fund to account for the money provided by the Department of Justice during joint investigations with Federal law enforcement agencies. There are no changes since the last reading.

Commissioner's Comments: None

Public Comments: None

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

3) **Ordinance No. O-6-25 (2nd Reading)**
An ordinance to amend Title XV: Land Usage, Piqua Development Code

Introduction: Chad Henry filled in for Kyle Hinkleman. At the March 18 Commission Meeting staff was asked to clarify that power plans were not permitted under essential utilities as well as create a definition for additional clarity. The proposed language has been modified to include 1-3.4.2(e). 1. A change to the essential utility definition. To clarify, this would not permit a city energy plant or public energy plant. 2. Item 3.6.4 a city energy plant or a public energy plant added to a high impact industrial use category 3. Article 8 is a definition of an electric substation 4. A definition of a city energy plant. 5. A definition of a public energy plant. This would mean a city energy plant or a public energy plant would only be permitted in high-impact industrial use would require special permission through the Planning Commission.

Commissioner's Comments: Commissioner Hohman thanked Mr. Henry for the clarification. Commissioner Hohman then proposed an Amendment to 7.2.1(d)(3) be amended to read that the notification radius and timeline be extended from 200 feet to 400 feet and from 7 days to 14 calendar days. Therefore, a doubling of both the time and distance for notification.

A motion was made by Commissioner Hohman and Mayor Lee seconded the motion to amendment item 7.2.1(d)(3). All were in favor and the motion was carried unanimously.

Public Comments: Kim Heisler addressed Mr. Henry about whether an IW designation would allow for battery backup electrical systems? Commissioner Hohman answered: That would depend on the quantity but it would not allow for municipal power levels. Commissioner Hohman clarified Ms. Heisler's question seemed to be pertaining to some sort of municipal-level battery storage that would later inject power back into the grid. Ms. Heisler asked if that would be an essential service. Commissioner Hohman replied he would consider that to be a power plant and require a different designation. Ms. Heisler's next question regarding 4.2.5 Parking Requirements language as to handicap or additional parking for the handicapped. Commissioner Hohman replied that the language is not included as it is presumed that the city would be following State and Federal laws. Mayor Lee called Jeff Grimes to speak but Mr. Grimes had left the meeting.

Action Taken:This will serve as a second reading for this ordinance.

4) **Ordinance No. O-7-25 (2nd Reading)**
An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025

Introduction: Jerry O'Brien said this ordinance proposes to make modifications to the 2025 budget due to ongoing projects and other changes in the Sanitation Department along with other

expenditures not anticipated last fall when the budget was created. No changes since last reading.

Commissioner's Comments: Mayor Lee addressed the Tri-Caster was not working but the meeting was being recorded.

Public Comments: Kim Heisler asked about Law Department expenditures under new structure. Mr. O'Brien clarified it was due to the Law Department being brought back in house. Next question was regarding increase in General Government fund which Mr. O'brien explained was for community organizations such as "Neighbors Helping Neighbors". Then was Garbage and Refuse Fund increase and Mr. O'Brien explained that it was actually moving the funds from one account to another. Lastly, Ms. Heisler asked a question regarding money be appropriated from the IT fund. City Manager Paul Oberdorfer explained that was due to the hardware and software on the entrances being very old. Commissioner Hohman and Mayor Lee explained this was a foreseen expense.

Action Taken:This will serve as a second reading for this ordinance.

5) **Ordinance No. O-8-25 (2nd Reading)**
An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund

Introduction: Jerry O'Brien reminded the City Commission that this Ordinance would establish a debt service fund which would account for debt incurred earlier this year for the HVAC system in the Cirt Hall and Fort Piqua Plaza. No changes since last reading.

Commissioner's Comments: None

Public Comments: Kim Heisler asking why both buildings are funded together. Mr. O'Brien explained that each project is funded individually but that the same contractor was used on both projects.

Action Taken:This will serve as a second reading for this ordinance.

NEW BUSINESS

1) **Resolution No. R-43-25**
A Resolution authorizing the purchase of distribution transformers.

Introduction: Kevin Grinstead introduced this Resolution awarding the contract for the purchase of transformers of various sizes, voltages and quantities for the power system. Bids were received from five contractors.

Commissioner's Comments: Commissioner Vetter explained that it is standard practice to have transformers on reserve. Commissioner Vetter also said this was approved in the March 25, 2025 Energy Board meeting. Commissioner Hohman asked about the lead time on receiving these transformers Mr. Grinstead responded 14 to 30 weeks.

Public Comments: Kim Heisler asked for clarification about the approximately 25 year life expectancy of the transformers. Mr. Grinstead answered that can vary. Commissioner Vetter explained that as the transformers age they lose their efficiency. Ms. Heisler asked if there are any current plans to outsource Piquas' power source. Mayor Lee responded that he has not heard anything about that.

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

2) **Resolution No. R-44-25**
A resolution regarding the application for the liquor permit for Lucky's Pad 108-10 N Main St. Piqua, OH 45356.

Introduction: Attorney Jessica Stiltner introduced Resolution to approve liquor permit for Lucky's Pad.

Commissioner's Comments: Mayor Lee asked if this was a renewal. Ms. Stiltner clarified this was renewal and there was a change in ownership. Commissioner Hohman asked Police Chief Rick Byron if the Police Department had any opposition to this renewal. Chief Byron did not. There was a question about the number of Commissioners needed to approve the Resolution with Commissioner Simmons absence but as there was a majority in favor Attorney Stiltner agreed that was enough in favor to approve.

Public Comments: None

Action Taken: A motion was made by Commissioner Hohman to approve Resolution No. R-44-25, and Mayor Lee seconded the motion. Commissioner DeBrosse, Commissioner Hohman, Mayor Lee voted in favor and Commissioner Vetter voted against. The motion Yes 3, No 1, Abstained 0.

COMMISSIONERS COMMENTS

City Manager Paul Oberdorfer wished to congratulate the Finance Department for their Certificate of Achievement in Reporting Year 2023. That is issued by the Goverment Finance Officers Association.

Commissioner Vetter spoke about Miami County paper shredding on April 26, 2025. Issued a reminder about household hazardous waste can be disposed of on Wednesday between 9 and 1. The City is still looking at alley's that are not being used.

Commissioner DeBrosse thanked the City workers that kept the streets clear this winter. Commended Commissioner Hohman for the work he put into the amendment discussed earlier. Mayor Lee seconded that.

Mayor Lee discussed track season starting. Reiterated there are no plans to get rid of the power plant in Piqua. Comments about Rumke as to billing confusion on the senior program. City

Manager Paul Oberforfer will look into that.

ADJOURNMENT

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

NON-AGENDA PUBLIC COMMENT

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

COMMISSION CLERK

Resolution No. R-45-25
A resolution appointing a member to the Planning Commission.

SEC. 1: Eddie Harvey is hereby appointed as a member of the Piqua Planning Commission for a term of five (5) years to expire on April 1, 2030, or until his successor is confirmed and qualified;

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

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

_____
KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

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

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

Form Name:	Board/Committee Application (Newest)
Submission Time:	March 25, 2025 7:54 pm
Browser:	Chrome Mobile 125.0.0.0 / Android
IP Address:	74.141.244.65
Unique ID:	1327716407
Location:	40.144, -84.2383

Board and Committee Application

Name:	Eddie Harvey
Address:	316 Wilson Ave Piqua , OH 45356
Home Phone:	(937) 570-0809
Email:	eddie82308@gmail.com
Board or Committee Applying for: (Please apply for one board only)	Planning Commission
Length of Residence in City of Piqua-City Limits:	42
Registered Voter:	Yes
Have you ever been convicted of a felony?	No
Education Background:	Piqua High school, Upper valley JVS, graduated in 2001.
Civic and Professional Activities:	I have always been involved on what's going on with the city of Piqua. I have been watching city commission meeting for over 25 years. Finally in 2016 I decided to get more involved in the city. I joined the park board where I learned alot about the parks within the city. In 2019 I attended the government academy class where I learned more about the in's and out's of the city's departments. And in 2020 I was appointed to planning commission, where I have truly enjoyed being apart of. And maybe someday would like to run for city commission.
Background, Experience and Interest relative to the appointment to a City Board/Committee:	I served on the planning commission from 2020 to March of 2025. Government Academy Grad.
I certify that I am a U.S. citizen, permanent resident, or a foreign national with authorization to work in the United States:	Yes
How did you find out about this position?	City Website

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Ordinance No. O-6-25 (3rd Reading)** An ordinance to amend Title XV: Land Usage, Piqua Development Code	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	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. The Planning Commission discussed the changes with public comment at their March 11, 2024, meeting and recommended approving the changes as proposed in a 4-0 vote.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	1. Exhibit A	

Ordinance No. O-6-25 (3rd Reading)
An ordinance to amend Title XV: Land Usage, Piqua Development Code

WHEREAS, the Piqua Development Code adopted by Piqua Code of Ordinances Title XV establishes districts and standards pertaining to the development and use of land; and

WHEREAS, the Planning Commission has recommended in a 4-0 vote to amend the Sections listed attached as Exhibit A of the Piqua Development Code.

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

SEC. 1: The Piqua Development Code adopted by Piqua Code of Ordinances Title XV is hereby amended as described herein and as reflected in the attached Exhibit A.

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

_____
KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

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

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

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 Micah Underwood hereby moves to recommend approval of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Brad Bubp 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	☑	☐	☐	☐

B.C. Bubp Chairperson

ATTEST: _____
Clerk of Commission

Date: 3/11/25

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

  - 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.

- 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 dutieis.
- 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

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

…

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

…

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

…

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.

Div. 7.1 Review Authority

7.1.4 Planning Commission

…

B. Decision

Remove 2. Certificate of Appropriateness

7.2. Development Review

7.2.1 General Review Provisions

D. Public Notice Requirements

…

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 ~~11~~ 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

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025
REPORT TITLE	**Ordinance No. O-7-25 (3rd Reading)** An amended ordinance to make appropriations for the City of Piqua, Ohio, for the year 2025
SUBMITTED BY	Jerry O'Brien, Director Finance
AGENDA CLASSIFICATION	Ordinance
BACKGROUND	The changes to the appropriations are due to changes in plans and unforeseen circumstances at the time the 2024 Budget was completed. SECTION 1: City Building – The operating and maintenance budget increase is due to expenditures for repairs and renovation to the courtyard at the MGC building. Law Department – The operating and maintenance budget increase is due to some expenditures for the Law Department not budgeted for under the new structure at the time of setting the original budget. The increase in general government is due to increases in some community programs. Additional increases are due to the Christmas light project and consulting services for a consultant for 3-year master planning services. The transfers are increases for the 2025 debt service payments on the bonds issued in January. SECTION 2: The increases in the Street Department budget are due to the transfer of employees from the Sanitation Department to the Street Department. SECTION 3: The increase in the Street Income Tax Fund budget is for engineering work at the Exit 78 Megasite. SECTION 4: The changes in the Police Department budget are due in part to a reclassification of appropriations from operating and maintenance to capital. Also, the department did not receive a grant

	for drones that was expected, so the appropriations are being reduced. SECTION 5: The reduction in the Small Business Grant Fund is due to the appropriations being reduced to match the available resources. At the time of the budget, the total amount of the cash balance was budgeted, but after the budget was approved and before year-end, there was an expenditure that reduced the balance. It was too late to amend the appropriations at that time, so this change is to bring the budget in line with the available balance. SECTION 6: The change in the Community Development Fund is a reclassification of appropriations from capital outlay to operations and maintenance. SECTION 7: The reduction in the Revolving Loan Fund is due to the appropriations being reduced to match the available resources. At the time of the budget, the total amount of the cash balance was budgeted, but after the budget was approved and before year-end, there was an expenditure that reduced the balance. It was too late to amend the appropriations at that time, so this change is to bring the budget in line with the available balance. SECTION 8: This is to appropriate for the debt service payments on the bonds issued in January. SECTION 9: The change in the Power Fund is to pay the matching portion for a grant for the remediation of asbestos in the Power Plant. SECTION 10: The changes in the Sanitation Fund are to move appropriations from personnel and capital to contractual services due to the changing of services from in-house to contracted. SECTION 11: The increases in the Information Technology Fund are for increases and additions to IT security hardware and services and a security lock system for the MGC building. SECTION 12: This transfer is the Fort Piqua Plaza portion of the debt service being moved to the debt service fund.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Appropriations $:	$3,823,540 net increase to the budget
	Source of Funds:	
	Narrative:	
ATTACHMENTS	1. Reappropriation 4-15-2025 no2	

ORDINANCE NO. O-7-25

AN ORDINANCE TO MAKE APPROPRIATIONS FOR THE CITY OF PIQUA, OHIO FOR THE YEAR 2025

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

SEC. 1: That there be appropriated from the GENERAL FUND (001)

ACCOUNT	2025 BUDGET	INCREASE (DECREASE)	2025 REVISED BUDGET
City Building			
Operation and Maintenance	$376,676	$45,000	$421,676
Law			
Operation and Maintenance	$93,077	$124,349	$217,426
General Government			
Operation and Maintenance	$986,430	$95,500	$1,081,930
Transfers			
Transfer to Capital Improvement Bonds 264	$0	$63,383	$63,383
Transfer to Golf 409	$75,000		$75,000
Transfer to Fort Piqua Plaza 410	$400,000	$42,537	$442,537
SEC. 2: That there be appropriated from the STREET DEPARTMENT FUND (101)			
Personal Services/Administrative Support	$1,664,702	$225,046	$1,889,748
Operation and Maintenance	$2,582,767	$23,500	$2,606,267
Capital Outlay (including labor)	$1,207,500	$60,000	$1,267,500
SEC. 3: That there be appropriated from the STREET INCOME TAX FUND (103)			
Capital Outlay (including labor)	$1,245,000	$1,760,000	$3,005,000
014 Police Department			
Operation and Maintenance	$987,945	($24,658)	$963,287
Capital Outlay (including labor)	$214,061	$8,988	$223,049
SEC. 5: That there be appropriated from the SMALL BUSINESS GRANT FUND (127)			
Operation and Maintenance	$123,000	($5,837)	$117,163
SEC. 6: That there be appropriated from the COMMUNITY DEVELOPMENT FUND (135)			
Operation and Maintenance	$202,665	$75,000	$277,665
Capital Outlay (including labor)	$1,000,000	($75,000)	$925,000
SEC. 7: That there be appropriated from the ECONOMIC DEVELOPMENT REVOLVING LOAN FUND (144)			
Operation and Maintenance	$115,000	($43,315)	$71,685
SEC. 8: That there be appropriated from the BOND DEBT SERVICE FUND (264)			
Non Government/Transfers/Refunds	$180,912	$116,463	$297,375
SEC. 9: That there be appropriated from the POWER SYSTEM FUND (401)			
Operation and Maintenance	$33,809,301	$867,500	$34,676,801
SEC. 10: That there be appropriated from the GARBAGE AND REFUSE FUND (405)			
Personal Services/Administrative Support	$788,963	($604,353)	$184,610
Operation and Maintenance	$1,597,642	$1,332,500	$2,930,142
Capital Outlay (including labor)	$550,000	($550,000)	$0

SEC. 11: That there be appropriated from the INFORMATION TECHNOLOGY FUND (408)

Operation and Maintenance	$756,298	$149,400	$905,698
Capital	$0	$95,000	$95,000

SEC. 12: That there be appropriated from the FORT PIQUA PLAZA FUND (410)

Transfer to Bond Debt Service 264	$0	$42,537	$42,537

SEC. 13: That the sum appropriated are actual expenditures for goods and services or other government functions performed in the calendar year 2025. Future commitments representing encumbrances of fund balance or future receipts will be appropriated in the future year when those services or goods are rendered to the city.

SEC. 14: That the sums expended from the appropriations and which are proper charges against any other department or against any person, firm or corporation which are repaid with the period covered by such appropriations shall be considered reappropriated for such original purposes; provided, that the net total of expenditures under any item of said appropriations shall not exceed the amount of the item.

SEC. 15: That the Director of Finance is hereby authorized and directed to draw her warrant upon the City Treasury for the amounts appropriated in this order when claims are properly presented and approved, the same to be chargeable to the appropriations for the year 2025 when passed and legally contracted for in conformity by law.

SEC. 16: That the Finance Director at the discretion of the City Manager make temporary advances from the General Fund to any Fund to cover temporary shortages of cash until revenues or permanent transfers become available to repay that temporary advance. That these advances may not exceed $1,000,000 in the aggregate nor extend past December 31, 2025; except those that are to be reimbursed by federal, state or other grant programs that were previously approved by this Commission.

SEC. 17: That all ordinances, or parts of ordinances, inconsistent with this ordinance be and they are hereby repealed.

_____
KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____
CLERK OF COMMISSION

The Motion to adopt the foregoing Ordinance was offered by _____

seconded by _____ and on roll call the following vote ensuded:

Mayor Kris Lee _____

Commissioner Thomas Hohman _____

Commissioner James Vetter _____

Commissioner Paul Simmons _____

Commissioner Frank DeBrosse _____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Ordinance No. O-8-25 (3rd Reading)** An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund	
SUBMITTED BY	Jerry O'Brien, Director Finance	
AGENDA CLASSIFICATION	Ordinance	
BACKGROUND	Ordinance O-21-24 was passed by the City Commission, which authorized the issuance of bonds to fund a portion of the Facilities Improvement Project at the City Administration Building and the Fort Piqua Plaza Building. This ordinance establishes a debt service fund from which the principal and interest payments will be made to the bond account trustee. Repayment of the debt will be with transfers from the General Fund and the Fort Piqua Plaza Fund into the debt service fund in the amount of the payments as scheduled in the Debt Amortization Table.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	
	Expenditure $:	
	Source of Funds:	
	Narrative:	
ATTACHMENTS	None	

Ordinance No. O-8-25 (3rd Reading)

An ordinance authorizing the establishment of a Bond Retirement Debt Service Fund

WHEREAS, the City Commission passed Ordinance No. O-21-24 to issue bonds to pay for a portion of the Facilities Improvement Project at the City Administration Building and the Fort Piqua Plaza Building; and

WHEREAS, the City will be making debt service payments on the bonds; and

WHEREAS, Section 5705.09 of the Ohio Revised Code provides for the City to establish a Bond Retirement Fund for the retirement of serial bonds, notes, or certificates of indebtedness.

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

SEC. 1: The Bond Retirement Debt Service Fund be established to account for the payment of principal and interest on bond issuances.

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Resolution No. R-47-25** A resolution authorizing a purchase order to Path Master, Inc. for Centracs Traffic Signal Systems.	
SUBMITTED BY	Kenton Kiser, Engineering Manager Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	On February 9th, 2025, a proposal was received from Path Master, Inc (Exhibit A) with the approval to use the ODOT Cooperative Bid Process (R-62-23). ODOT authorized the City of Piqua to use the contract for the Traffic Signal Systems on April 4th via OhioBuys (Exhibit B). This resolution will allow the City of Piqua to continue the use of the hosted Centracs services and software. Equipment was replaced in 2024, and the controllers and monitoring units will be maintained by Path Master through 2028 for the 18 signalized intersections selected. This purchase order will be for $40,500 each year through 2028, totaling $162,000.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	55,000
	Expenditure $:	162,000 ($40,500 each year, 2025-2028)
	Source of Funds:	101-113-859-7204
	Narrative:	N/A
ATTACHMENTS	None	

PATH MASTER
Where Traffic Meets Technology

Path Master Inc.
1960 Midway Drive
Twinsburg OH 44087
United States

Quote

Quote # CSA5904

2/19/2025

Exhibit A

Piqua, City of

Tim Angle
201 Hemm Avenue
Piqua OH 45356
United States

Email: Tangle@piquaoh.gov

Phone: (937) 778-2077
Fax:

Centracs Hosting Annual Renewal, Year 2 (of 5)

Bid Date	Completion Date	Quote Expires	Terms	F.O.B.	Delivery
		30 Days	Net 30 Days	Twinsburg, Freight Allowed	TBD

Bid Ref	Qty	Unit	Description	CL	Unit Sell	Ext. Sell
1	18	EA	Centracs Hosting, Year 2 Service Plan Effective 6/24/2025 thru 6/23/2026	34	$2,250.00	$40,500.00

Total	$40,500.00

NOTES:

1) In The Event That The Customer Modifies, Or Attempts To Modify, This Proposal In Any Manner, Including For Quantity Or Types Of Equipment, Path Master, Inc., Reserves The Right To Amend Its Pricing At Its Discretion

2) In The Event That The Customer Delays Shipment Of The Equipment Or Delays Taking Delivery Of The Equipment From Path Master, Inc., Path Master, Inc. Reserves The Right To Charge A Storage Fee of 3%.

3) In The Event That The Customer Purchases Equipment From Another Supplier To Be Integrated With Path Master, Inc. Equipment, Path Master Inc. Reserves The Right To Charge Field Service Fees, If Requested To Perform The Integration Of Such Products, At Our Standard Field Service Rate of $150 Per Hour With A Minimum Charge Of 3 Hours.

4) Freight Allowed Is Provided As On Shipment Of Entire Order. If Customer Requires Multiple Shipments, Path Master, Inc. Reserves The Right To Charge Extra Freight Fee As Applicable.

ORDERS ARE SUBJECT TO CREDIT APPROVAL

X_____

Authorized Signature

Hosting-Centrally Controlled ATMS Traffic Signal System as a Service

A.) Scope

Provide the services of a centrally controlled computer system without having to maintain the computer equipment and the central software.

B.) Materials

Provide a new Econolite Cobalt controller, current model, and an Applied Information (AI) field monitoring unit (FMU) for each intersection to be included in the hosting program. The AI FMU is to include a five- year cellular communication package to provide communication from each intersection to the central computer network.

C.)Warranty

A five-year limited warranty is to be included. If either the Cobalt controller or the AI FMU fails anytime during the warranty period, the controller or FMU will be repaired or replaced at no charge to the agency. The warranty will be extended for as long as the hosting service is current and maintained by the agency.

D.)Invoicing

Invoicing will be done on an annual basis. The invoice will reflect the number of intersections being hosted times the quoted annual rate with Net 30 Day terms. The first invoice will be issued on completion and testing of the intersections on the hosted network. Payment for the material provided by Path Master including the Cobalt Controller and Field Monitoring Unit shall be spread out over the initial 5-year term of the contract. Upon completion of the initial 5-year term, the controller and field monitoring unit become property of the agency.

Additional 5-year terms can be purchased for communications and Centracs Hosting service, less cost for equipment.

E.) Early Termination of Service

Should the agency decide to cancel the service prior to completion of the initial 5-year term, any equipment supplied by Path Master including the Cobalt controller and Field Monitoring (FMU) shall be returned to Path Master in good working order. Any communication contract to the field devices shall be terminated and access to the Hosted Central System shall be terminated.

Path Master reserves the right to terminate the contract for lack of payment by the agency, at which time all materials supplied by Path Master shall be returned to Path Master in good working order.

Contract Header

Exhibit B

Contract Name
ITS Controllers, Cabinets, Monitors, Detection and Accessory Equipment (2070, NEMA, ATC)

Supplier
PATH MASTER INC

Contract ID
CTR022335

Contract Responsible
Fowler Candiace

State Contract Number
DOT106B25-5

Contract Type
Competitive Selection

Amendment Comments

Index Number
106B-25

Contract Sub-Type
Single Agency Contract

Market Type
OPEN: Open Market

Contracting Entity
DOT-Dept of Transportation

Contract Owner
DOT

Catalog Enabled
No Catalog

Public Comments

Sourcing Project
106B-25 ITS Controllers, Cabinets, Monitors, Detection and Accessory Equipment (2070, NEMA, ATC) - REBID

Status
Signed

Minimum Contract Purchase Amount

Parent Contract

Parent Agreement

Documents

Keywords

Title	Type
Signature Page	Public Document (Approved)
Pricing	Public Document (Approved)
Affirmation & Disclosure	Public Document (Approved)
106B-25 Bid Document	Public Document (Approved)

4 Record(s)

Contract Validity

Effective Date
6/11/2024

Original End Date
6/30/2025

Max. End Date

Current End Date

Contract Scope

Participating Organizations
Co-ops, State Agencies, DOT-Dept of Transportation

Commodities
Traffic control

Summary of Amendments

Amendment Reason	Status	Contract ID	Amendment Comments	Name	Effective Date
	Signed	CTR022335		ITS Controllers, Cabinets, Monitors,	6/11/2024

Amendment Reason	Status	Contract ID	Amendment Comments	Name	Effective Date
				Detection and Accessory Equipment (2070, NEMA, ATC)	

1 Record(s)

Dealer/Distributors

0 Record(s)

Resolution No. R-47-25

A resolution authorizing a purchase order to Path Master, Inc. for Centracs Traffic Signal Systems.

WHEREAS, on April 18, 2023, this Commission passed Resolution No. R-62-23 authorizing the City of Piqua to utilize the ODOT Cooperative Bid Process; and

WHEREAS, the purchase will be made utilizing the ODOT Cooperative Bid Process with Path Master, Inc; proposal being shown in Exhibit "A" attached hereto;

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

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

SEC. 1: A purchase order is hereby authorized with Path Master, Inc via an ODOT cooperative bid and the City Manager is hereby authorized to execute a contract with said contractor pursuant to contract specifications.

SEC. 2: The Finance Director certifies that funds are available and is hereby authorized to draw his warrants from time to time on the appropriate account of the city treasury in payment according to contract terms, not exceeding a total of $162,000.

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee _____
Commissioner Jim Vetter _____
Commissioner Paul Simmons _____
Commissioner Thomas Hohman _____
Commissioner Frank DeBrosse _____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Resolution No. R-48-25** A resolution authorizing the City Manager to renew the Municipal and County Government Enterprise Agreement with ESRI and to issue a purchase order.	
SUBMITTED BY	Kelley Allen, GIS Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The City entered into an ESRI Small Municipal and County Enterprise Agreement (SGEA) in 2022. This agreement provided the City with increased GIS data storage, 100 user licenses, and access to a wide range of advanced GIS tools and capabilities, significantly enhancing the efficiency and effectiveness of our GIS operations. The initial three-year term of the ESRI SGEA is set to expire in May 2025. Renewing this agreement will ensure the continued use of the expanded GIS capabilities that have been instrumental in modernizing city operations. The renewal will cover the years 2025, 2026, and 2027.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	30,200
	Expenditure $:	30,200
	Source of Funds:	IT Department
	Narrative:	This agreement is now up for renewal for the years 2025–2027 at an annual cost of $30,200.
ATTACHMENTS	1. Exhibit_A	

Resolution No. R-48-25

A resolution authorizing the City Manager to renew the Municipal and County Government Enterprise Agreement with ESRI and to issue a purchase order.

WHEREAS, the City of Piqua has successfully utilized ESRI software to unify GIS systems and provide expanded access to infrastructure and asset data; and

WHEREAS, the continuation of the ESRI Small Municipal and County Government Enterprise Agreement will ensure ongoing GIS functionality and accessibility across city departments; and

WHEREAS, the renewal of this agreement will provide uninterrupted GIS services for the City of Piqua for the years 2025, 2026, and 2027 at an annual cost of $30,200;

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

SEC. 1: The City Manager is authorized to renew the Small Municipal and County Government Enterprise License Agreement with ESRI (Environmental Systems Research Institute, Inc.) for the years 2025, 2026, and 2027.

SEC. 2: A purchase order is hereby authorized to ESRI for the renewal of the Small Municipal and County Government Enterprise Agreement.

SEC. 3: The Finance Director certifies that funds are available or anticipated to be received into the City treasury and is hereby authorized to draw warrants from time to time on the appropriate account of the City treasury in payment according to contract/agreement terms, not exceeding a total of $30,500 per year for the three-year period.

SEC. 4: This Resolution shall take effect and be in force from and after the earliest period allowed by law.

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____

December 4, 2024

Kelley Allen
City of Piqua
201 W Water St
Piqua, OH 45356-2235

Dear Kelley,

The Esri Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant your organization access to Esri term license software. The EA will be effective on the date executed and will require a firm, three-year commitment.

Based on Esri's work with several organizations similar to yours, we know there is significant potential to apply Geographic Information System (GIS) technology in many operational and technical areas within your organization. For this reason, we believe that your organization will greatly benefit from an Enterprise Agreement (EA).

An EA will provide your organization with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Complete flexibility to deploy software products when and where needed

The following business terms and conditions will apply:

- All current departments, employees, and in-house contractors of the organization will be eligible to use the software and services included in the EA.

- If your organization wishes to acquire and/or maintain any Esri software during the term of the agreement that is not included in the EA, it may do so separately at the Esri pricing that is generally available for your organization for software and maintenance.

- The organization will establish a single point of contact for orders and deliveries and will be responsible for redistribution to eligible users.

- The organization will establish a Tier 1 support center to field calls from internal users of Esri software. The organization may designate individuals as specified in the EA who may directly contact Esri for Tier 2 technical support.

- The organization will provide an annual report of installed Esri software to Esri.

- Esri software and updates that the organization is licensed to use will be automatically available for downloading.

- The fee and benefits offered in this EA proposal are contingent upon your acceptance of Esri's Small Municipal and County Government EA terms and conditions.

- Licenses are valid for the term of the EA.

This program offer is valid for 90 days. To complete the agreement within this time frame, please contact me within the next seven days to work through any questions or concerns you may have.

To expedite your acceptance of this EA offer:

1. Sign and return the EA contract with a Purchase Order or issue a Purchase Order that references this EA Quotation and includes the following statement on the face of the Purchase Order:

   "THIS PURCHASE ORDER IS GOVERNED BY THE TERMS AND CONDITIONS OF THE ESRI SMALL MUNICIPAL AND COUNTY GOVERNMENT EA, AND ADDITIONAL TERMS AND CONDITIONS IN THIS PURCHASE ORDER WILL NOT APPLY."

   Have it signed by an authorized representative of the organization.

2. On the first page of the EA, identify the central point of contact/agreement administrator. The agreement administrator is the party that will be the contact for management of the software, administration issues, and general operations. Information should include name, title (if applicable), address, phone number, and e-mail address.

3. In the purchase order, identify the "Ship to" and "Bill to" information for your organization.

4. Send the purchase order and agreement to the address, email or fax noted below:

   Esri
   Attn: Customer Service SG-EA
   380 New York Street
   Redlands, CA 92373-8100

   e-mail: service@esri.com
   fax documents to: 909-307-3083

I appreciate the opportunity to present you with this proposal, and I believe it will bring great benefits to your organization.

Thank you very much for your consideration.

Best Regards,

Jack Halper

Quotation # Q-536699

Date: December 4, 2024

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 410110 **Contract #**

City of Piqua
General Services Department
201 W Water St
Piqua, OH 45356-2235

ATTENTION: Kelley Allen
PHONE: 9377782064
EMAIL: kallen@piquaoh.org

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 12/4/2024 To: 3/4/2025

Material	Qty	Term	Unit Price	Total
193204	1	Year 1	$30,200.00	$30,200.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
193204	1	Year 2	$30,200.00	$30,200.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				
193204	1	Year 3	$30,200.00	$30,200.00
Populations of 0 to 25,000 Small Government Enterprise Agreement Annual Subscription				

Subtotal:	$90,600.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$90,600.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	Email:	Phone:
Jack Halper	jhalper@esri.com	773-805-8823

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-1)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities (annual subscription)

ArcGIS Enterprise Software and Extensions ArcGIS Enterprise (Advanced and Standard) ArcGIS Monitor ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Data Reviewer	**ArcGIS Online User Types** ArcGIS Online Viewer User Types

Capped Quantities (annual subscription)

ArcGIS Online User Types		**ArcGIS Enterprise User Types**	
ArcGIS Online Contributor User Type	5	ArcGIS Enterprise Contributor User Type	5
ArcGIS Online Mobile Worker User Type	25	ArcGIS Enterprise Mobile Worker User Type	25
ArcGIS Online Creator User Type	25	ArcGIS Enterprise Creator User Type	25
ArcGIS Online Professional User Type	5	ArcGIS Enterprise Professional User Type	5
ArcGIS Online Professional Plus User Type	5	ArcGIS Enterprise Professional Plus User Type	5
ArcGIS Pro (Add-on Apps) for ArcGIS Online Creator or Professional User Type		**ArcGIS Pro (Add-on Apps) for ArcGIS Enterprise Creator or Professional User Type**	
ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	5 each	ArcGIS 3D Analyst, ArcGIS Data Reviewer, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Publisher, ArcGIS Spatial Analyst, ArcGIS Workflow Manager, ArcGIS Image Analyst	5 each
ArcGIS Online Apps and Other		**ArcGIS Enterprise Apps**	
ArcGIS Location Sharing for ArcGIS Online	5	ArcGIS Location Sharing for ArcGIS Enterprise	5
ArcGIS Online Service Credits	15,000		

Other Benefits

Number of Esri User Conference registrations provided annually	2
Number of Tier 1 Help Desk individuals authorized to call Distributor	2
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer’s organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Resolution No.R-49-25** A resolution to authorize a replat of inlot #7693, creating two separate parcels.	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	The request pertains to inlot #7693, where the applicant has requested that the property be split into 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. PC 07-25 was heard by the Planning Commission at their April 8, 2025 meeting and recommended for approval in a 4-0 vote.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	None	

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 Eddie Harvey hereby moves to recommend approval of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Terry Wright 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 8 day of April, 2025.

Chairman, Planning Commission

B.C. Bubp

Bradley C. Bubp

Clerk, Planning Commission

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.

City of PIQUA

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.

City of PIQUA

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 pd check #6195
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:	Michael M. Routson	
Mailing Address:	2980 Shawnee Trail Piqua, Oh. 45356	
Phone Number: 937 778 0524	Email: mroutson@aol.com	
PROPERTY OWNER INFORMATION		
First Last Name:	SAME	
Mailing Address:		
Phone Number:	Email:	

City of PIQUA

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:	Current Use: 4 Apts & Laundry 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.

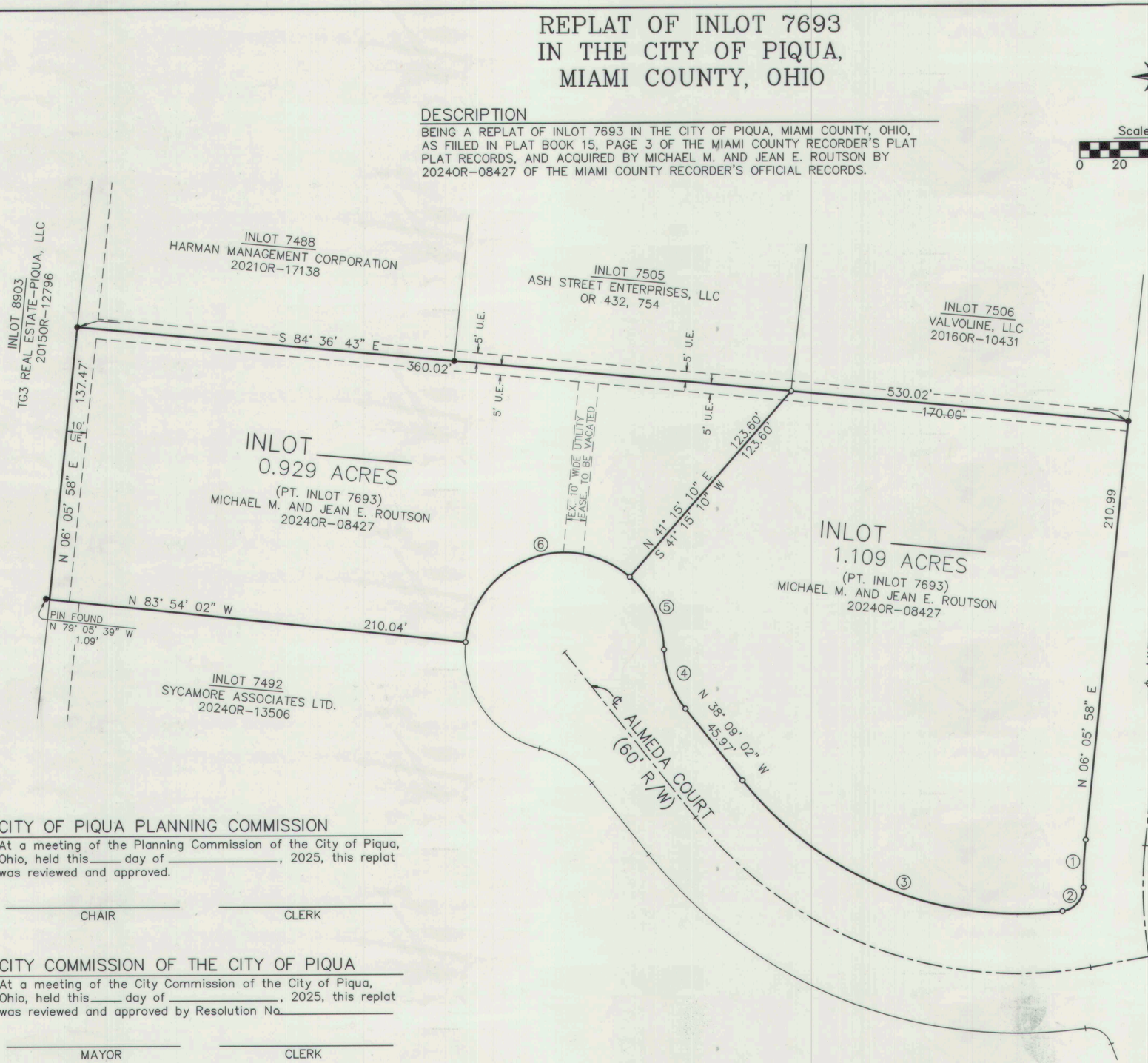
Michael A. Routson	March 10, 2025
Applicant Name	Date
Applicant Signature	Owner
	Title

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

Plat Book _____ Page _____
Miami County Recorder's Plat Records

DESCRIPTION

BEING A REPLAT OF INLOT 7693 IN THE CITY OF PIQUA, MIAMI COUNTY, OHIO, AS FIILED 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
MICHAEL M. ROUTSON

Jean E 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 E. Gutmann
NOTARY PUBLIC

MY COMMISSION EXPIRES: no exp.

MICHAEL E. GUTMANN
Attorney at Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has No Exp. Date
Section 147.03 O.R.C.

LIENHOLDER ACKNOWLEDGEMENT

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

NEW CARLISLE FEDERAL SAVINGS BANK
LIENHOLDER

AUTHORIZED SIGNATURE

SENIOR VICE PRESIDENT
TITLE

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 LIENHILDERS.

Kaelan Lemen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4·21·2029

KAELAN LEMEN
Notary Public
State of Ohio
My Comm. Expires
April 21, 2029

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

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.

STATE OF OHIO
MICHAEL W. COZATT
S-6001
REGISTERED
PROFESSIONAL SURVEYOR

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

Legend

- ● 5/8"ø Iron pin found
- ○ 5/8"ø Capped iron pin SET (COZATT, S6001)

References

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

Resolution No.R-49-25

A resolution to authorize a replat of inlot #7693, creating two separate parcels.

WHEREAS, the Planning Commission met in open session and took public comment regarding the proposed replat; and

WHEREAS, the City of Piqua Planning Commission has taken action on the replat, as shown in Exhibit "A" attached; and

WHEREAS, the Planning Commission recommended approval of the replat to the City Commission for their consideration; and

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

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

SEC. 1: This Commission hereby takes the action necessary to authorize and approve the replat with easement, as shown in Exhibit “A” attached

SEC. 2: The City Manager shall cause the plat and all appropriate and necessary legal instruments support such actions to be properly recorded.

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee _____

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

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Resolution No.R-50-25** A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).	
SUBMITTED BY	Kyle Hinkelman , Director Community Services	
AGENDA CLASSIFICATION	Resolution	
BACKGROUND	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. The Planning Commission met at their April 8, 2025 meeting and voted 4-0 to recommend approval.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	None	

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 8 day of April, 2025.

Chairman, Planning Commission

B.C. Bubp

Bradley C. Bubp

Clerk, Planning Commission

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.

City of PIQUA

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.

City of PIQUA

City of PIQUA

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)

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:**	

City of PIQUA

Zoning Designation Request
Application

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 Piqual Land Company LLC	March 10, 2025
Applicant Name	**Date**
Brent B Brandley	Vice President
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

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

MAK: td
1_150 ac 20240006-VS-ANNX-10.doc

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

STATE OF OHIO
MATTHEW A
KIRK
S-7865
REGISTERED
PROFESSIONAL SURVEYOR

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

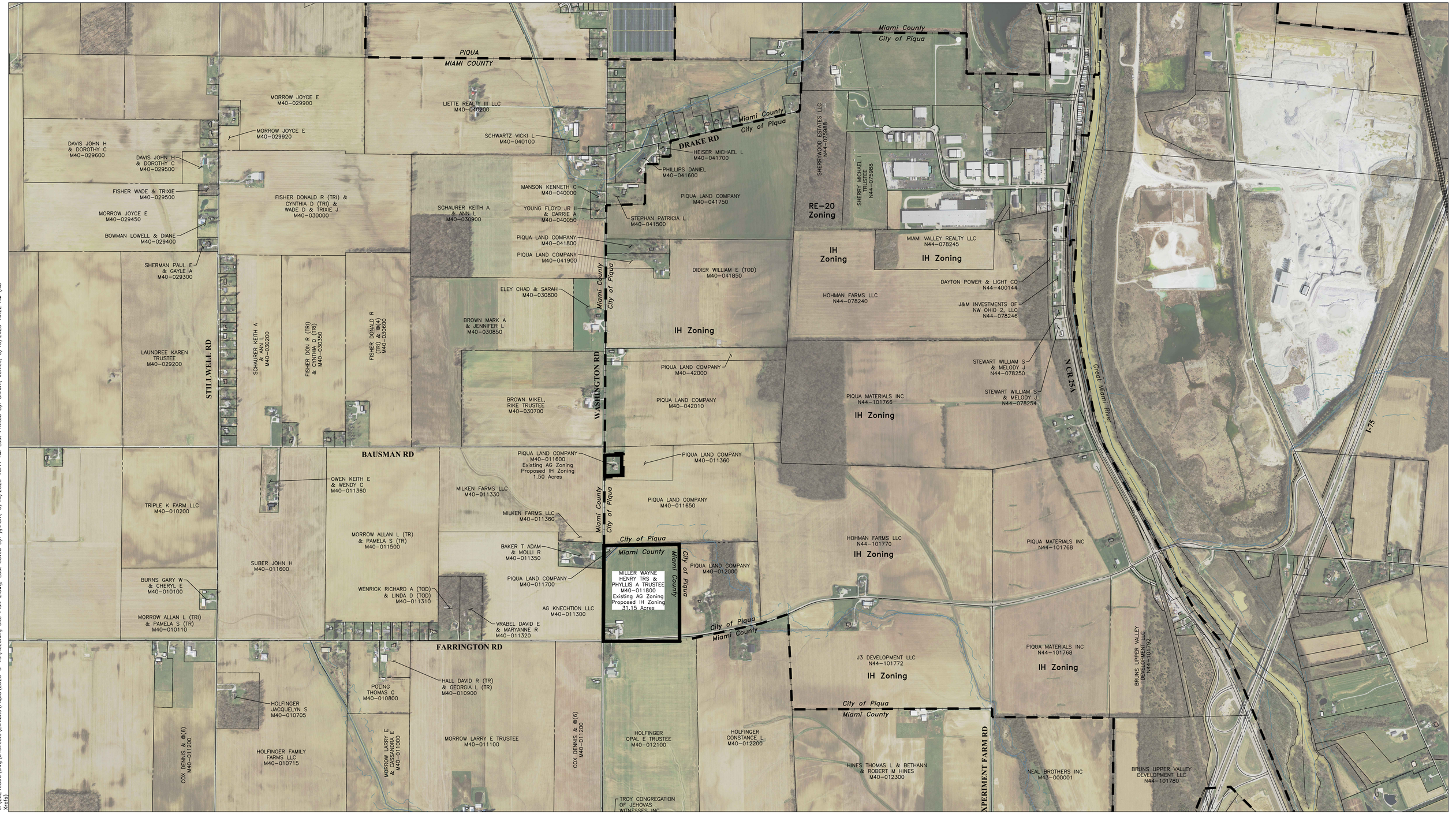
Piqua, Ohio

Rezoning Site Plan 2

N

GRAPHIC SCALE
600' 0 600' 1200'

Date: March 17, 2025



J:\20240006\Dwg\04Sheets\Exhibits\Piqua\2025-3-13\Rezoning Site Plan 2.dwg, Last Saved By: jgilliam, 3/13/2025 10:17 AM Last Printed By: Gilliam, James, 3/13/2025 10:22 AM (No Xref(s)

Resolution No.R-50-25

A resolution to approve a zoning map amendment to designate parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH (Heavy Industrial).

WHEREAS, the Planning Commission made a recommendation to the City Commission for approval of a Zoning Map Amendment to designate Parcel #'s M40-011900, M40-011800, M40-011700, and M40-011600 as IH - Heavy Industrial; and

WHEREAS, the City Commission, in an open forum, approved the Planning Commission recommendation, which designates parcels M40-011900, M40-011800, M40-011700, and M40-011600 as IH - Heavy Industrial.

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

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

SEC. 1: The Zoning Map Amendment reflected in "Exhibit A," which includes Parcel #s M40-011900, M40-011800, M40-011700, and M40-011600, is hereby approved with a zoning designation of IH - Heavy Industrial.

SEC. 2: The City Planner shall reflect the changes in "Exhibit A" in the official City of Piqua Zoning Map

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee _____
Commissioner Jim Vetter _____
Commissioner Paul Simmons _____
Commissioner Thomas Hohman _____
Commissioner Frank DeBrosse _____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025
REPORT TITLE	**Resolution No.R-51-25** A resolution to authorize a zoning map amendment to rezone parcels N44-076855, N44-076857, and N44-076859 from CX - Corridor Mixed-Use to IH - Heavy Industrial.
SUBMITTED BY	Kyle Hinkelman , Director Community Services
AGENDA CLASSIFICATION	Resolution
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. The Planning Commission met at their April 8, 2025 meeting and recommended approval of PC09-25 in a 4-0 vote.
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $: N/A Expenditure $: N/A Source of Funds: N/A Narrative: N/A
ATTACHMENTS	None

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 Mr. Harvey hereby moves to recommend approval of the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member Mr. Wright 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 8 day of April, 2025.

Chairman, Planning Commission

B.C. Bubp

Bradley C. Bubp

Clerk, Planning Commission

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.

City of PIQUA

City of PIQUA

Zoning Map Amendment

Planning Commission Application

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:

City of PIQUA

Zoning Map Amendment

Planning Commission Application

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:

City of PIQUA

Zoning Map Amendment
Planning Commission Application

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	Date
Steven Schulz	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

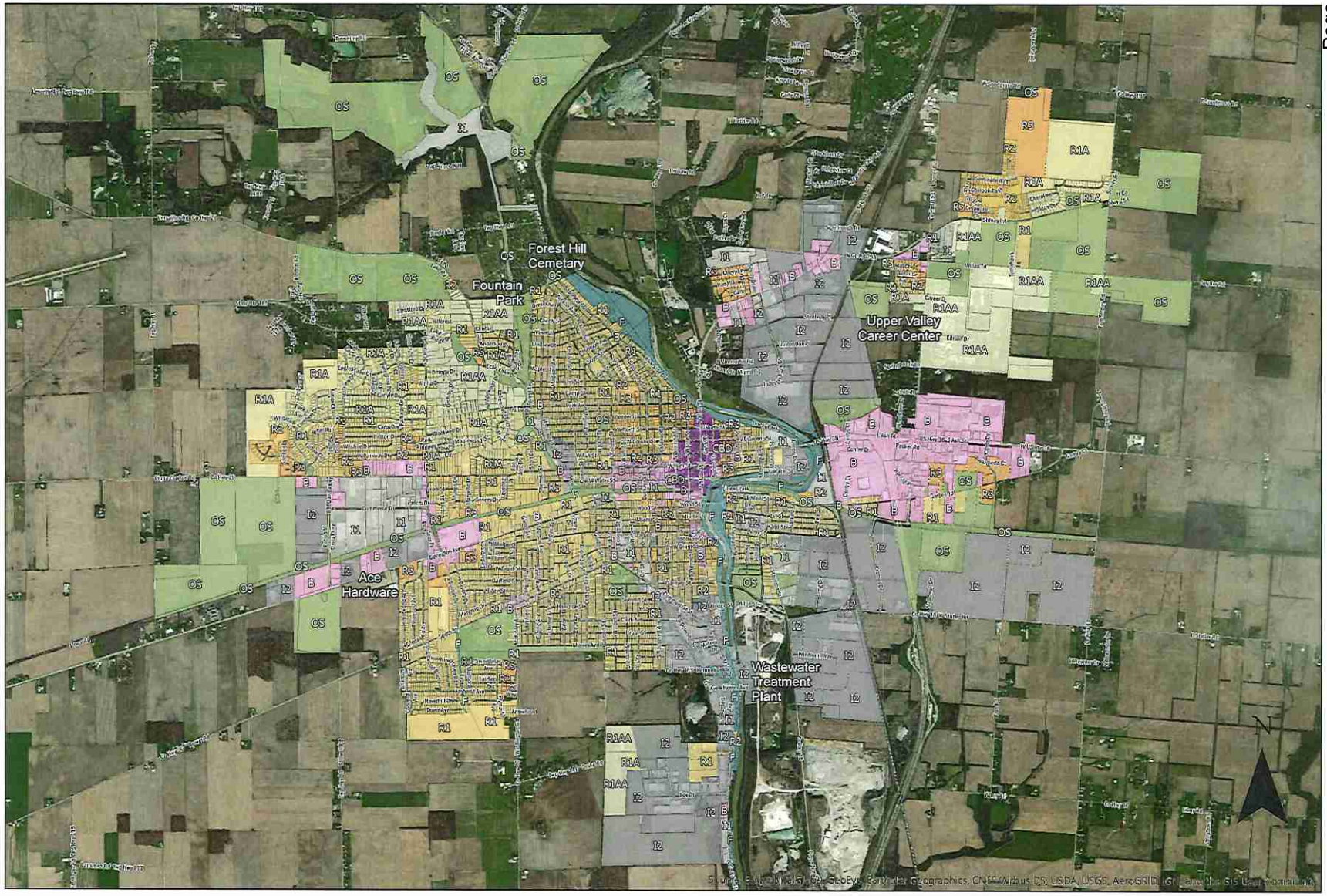
Owner's Printed Name (Must be an Individual, no LLC or Corp)

Steven Schulz

Owner's Signature	Date
Steven Schulz	3-11-2025

Zoning Map

August 2019



Zoning

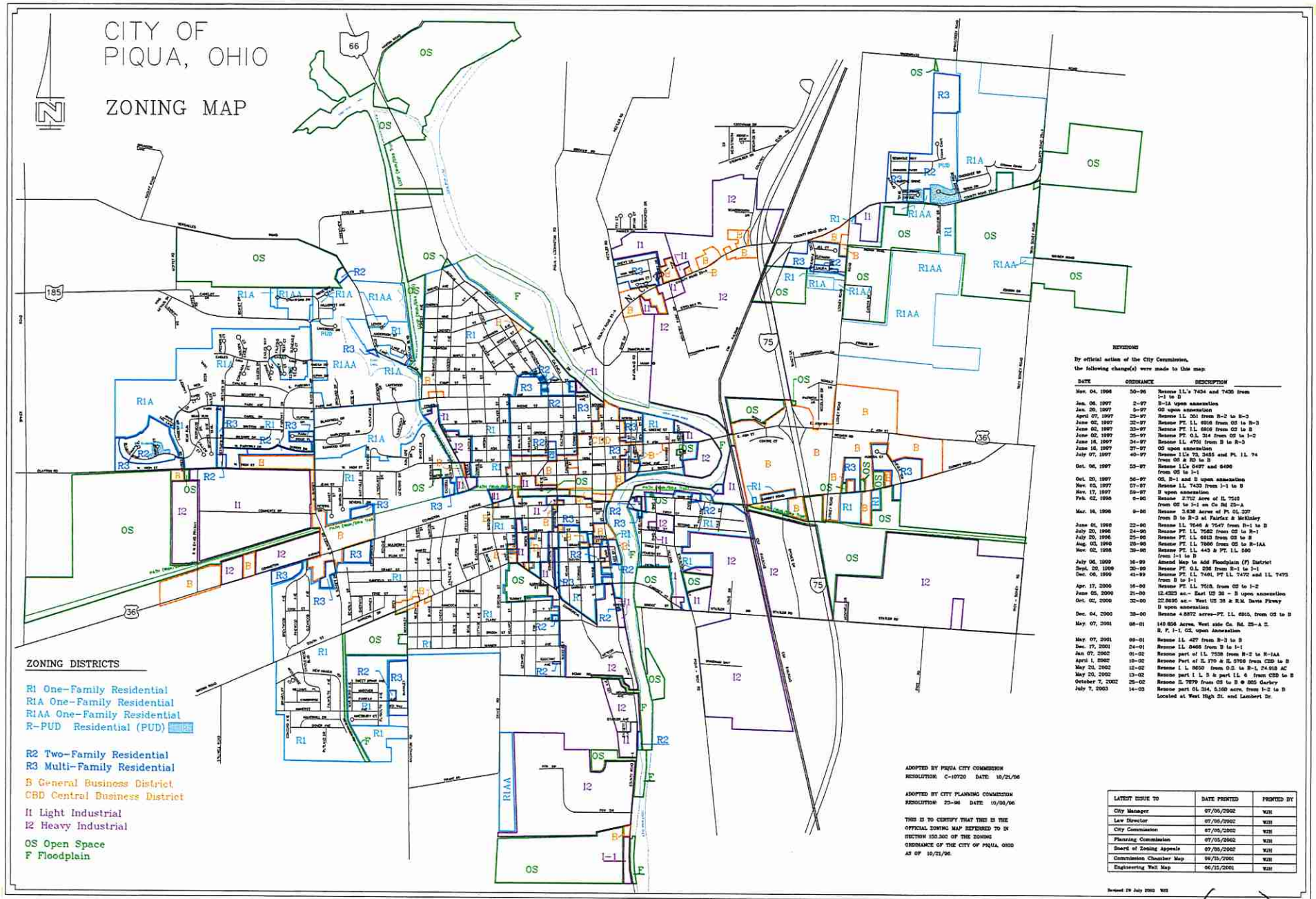
ZONED

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

PIQUA
DEVELOPMENT DEPARTMENT Ohio

CITY OF PIQUA, OHIO

ZONING MAP



ZONING DISTRICTS

R1 One-Family Residential
R1A One-Family Residential
R1AA One-Family Residential
R-PUD Residential (PUD)

R2 Two-Family Residential
R3 Multi-Family Residential

B General Business District
CBD Central Business District

I1 Light Industrial
I2 Heavy Industrial

OS Open Space
F Floodplain

REVISIONS

By official action of the City Commission, the following change(s) were made to this map:

DATE	ORDINANCE	DESCRIPTION
Nov. 04, 1996	50-96	Rezone I.L.'s 7434 and 7435 from I-1 to B
Jan. 06, 1997	2-97	R-1A upon annexation
Jan. 20, 1997	5-97	OS upon annexation
April 07, 1997	25-97	Rezone I.L. 301 from R-2 to R-3
June 02, 1997	32-97	Rezone PT. I.L. 6916 from OS to R-3
June 02, 1997	33-97	Rezone PT. I.L. 6916 from OS to B
June 02, 1997	35-97	Rezone PT. O.L. 314 from OS to I-2
June 16, 1997	34-97	Rezone I.L. 4751 from B to R-3
June 16, 1997	37-97	OS upon annexation
July 07, 1997	40-97	Rezone I.L's 73, 3455 and Pt. I.L. 74 from OS & R3 to B
Oct. 06, 1997	53-97	Rezone I.L's 6497 and 6496 from OS to I-1
Oct. 20, 1997	56-97	OS, R-1 and B upon annexation
Nov. 03, 1997	57-97	Rezone I.L. 7433 from I-1 to B
Nov. 17, 1997	59-97	B upon annexation
Feb. 02, 1998	6-98	Rezone 2.712 Acre of IL 7518 from OS to I-1 on Co Rd 25-A
Mar. 16, 1998	9-98	Rezone 3.638 Acres of Pt OL 327 from B to R-3 at Fairfax & McKinley
June 01, 1998	22-98	Rezone I.L. 7546 & 7547 from R-1 to B
July 20, 1998	24-98	Rezone PT. I.L. 7522 from OS to R-1
July 20, 1998	25-98	Rezone PT. I.L. 6913 from OS to B
Aug. 03, 1998	28-98	Rezone PT. I.L. 7356 from OS to R-1AA
Nov. 02, 1998	39-98	Rezone PT. I.L. 443 & PT. I.L. 590 from I-1 to B
July 06, 1999	16-99	Amend Map to Add Floodplain (F) District
Sept. 20, 1999	30-99	Rezone PT. O.L. 256 from R-1 to I-1
Dec. 06, 1999	41-99	Rezone PT. I.L. 7481, PT I.L. 7472 and I.L. 7473 from B to I-1
Apr. 17, 2000	16-00	Rezone PT. I.L. 7518, from OS to I-2
June 05, 2000	21-00	12.4323 ac.- East US 36 - B upon annexation
Oct. 02, 2000	32-00	22.8690 ac.- West US 36 & R.M. Davis Pkway B upon annexation
Dec. 04, 2000	38-00	Rezone 4.8872 acres-PT. I.L. 6915, from OS to B
May. 07, 2001	08-01	140.856 Acres, West side Co. Rd. 25-A S. R, F, I-1, OS, upon Annexation
May. 07, 2001	09-01	Rezone I.L. 427 from R-3 to B
Dec. 17, 2001	24-01	Rezone I.L. 5466 from B to I-1
Jan 07, 2002	01-02	Rezone part of I.L. 7538 from R-2 to R-1AA
April 1, 2002	10-02	Rezone Part of IL 170 & IL 5706 from CBD to B
May 20, 2002	12-02	Rezone I. L. 8650 from O.S. to R-1, 24.918 AC
May 20, 2002	13-02	Rezone part I. L. 5 & part I.L. 6 from CBD to B
October 7, 2002	25-02	Rezone IL 7079 from OS to B @ 805 Garbry
July 7, 2003	14-03	Rezone part OL 314, 5.160 acre, from I-2 to B Located at West High St. and Lambert Dr.

ADOPTED BY PIQUA CITY COMMISSION
RESOLUTION: C-10720 DATE: 10/21/96

ADOPTED BY CITY PLANNING COMMISSION
RESOLUTION: 25-96 DATE: 10/08/96

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 150.302 OF THE ZONING ORDINANCE OF THE CITY OF PIQUA, OHIO AS OF 10/21/96.

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	06/15/2001	WJH
Engineering Wall Map	06/15/2001	WJH

Revised 29 July 2002 WJH

(2003)

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Park Ave
Scudder St
Broadway
Riverside Dr
Caldwell St
Riverside Dr
Plaque Lockington Rd
N County Road 25A
N Dixie Dr
Van Way
Chevy Ln
Industry Park Dr
Steelway Pl
N County Road 25A
Hollow Park
E Ash St
75

SECTION 25
TOWN 1
RANGE 12

CITY OF PIQUA

PLAT NE 93

PARCEL NUMBER
N44-_____

400 200 0 400
1"=400'

ANNEXATION TO PIQUA
REC. 15-113

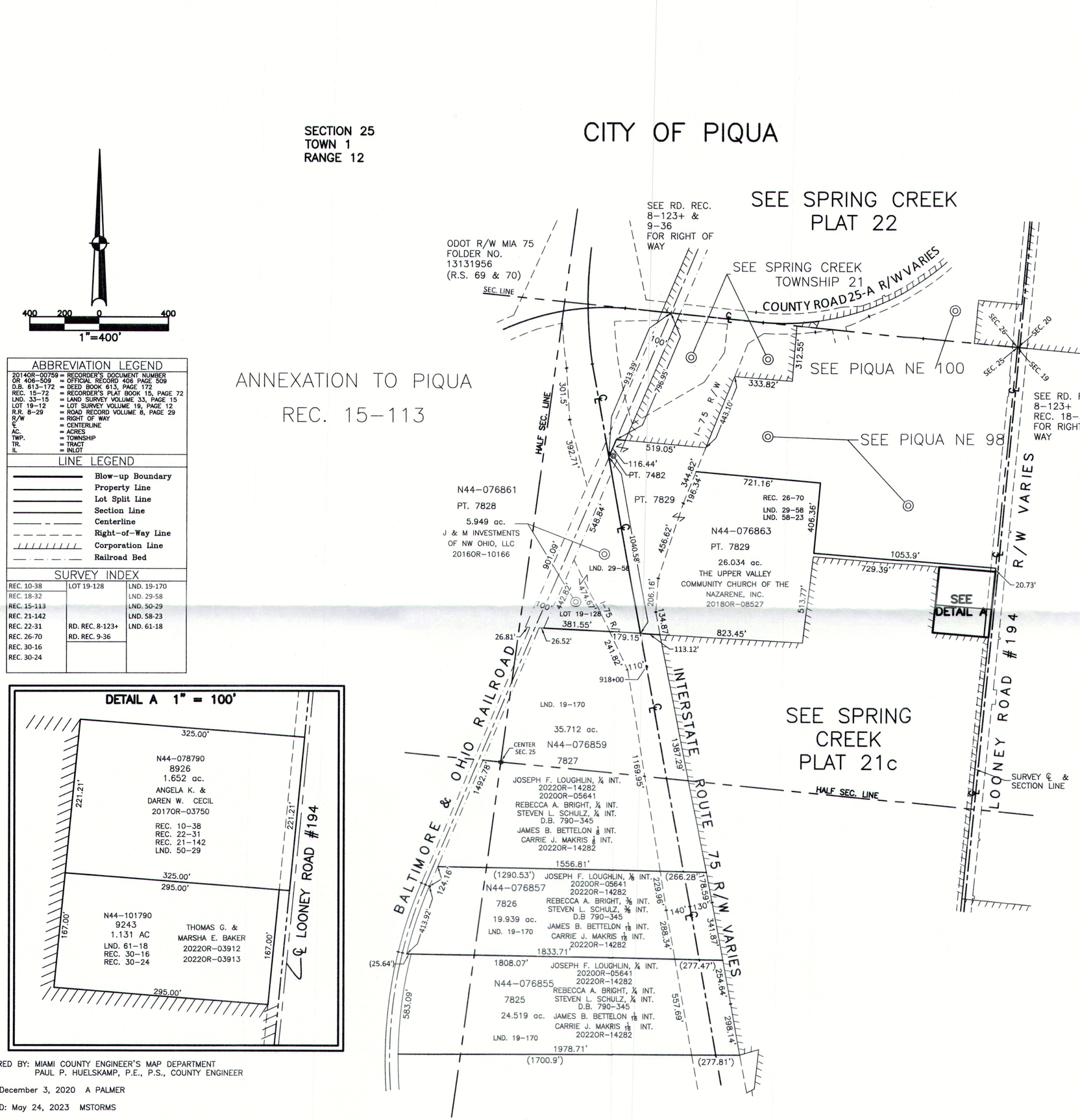
ABBREVIATION LEGEND	
20140R-00759	= RECORDER'S DOCUMENT NUMBER
OR 406-509	= OFFICIAL RECORD 406 PAGE 509
D.B. 613-172	= DEED BOOK 613, PAGE 172
REC. 15-72	= RECORDER'S PLAT BOOK 15, PAGE 72
LND. 33-15	= LAND SURVEY VOLUME 33, PAGE 15
LOT 19-12	= LOT SURVEY VOLUME 19, PAGE 12
R.R. 8-29	= ROAD RECORD VOLUME 8, PAGE 29
R/W	= RIGHT OF WAY
℄	= 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	RD. REC. 8-123+	LND. 61-18
REC. 26-70	RD. REC. 9-36	
REC. 30-16		
REC. 30-24		



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 MSTORMS

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

Resolution No.R-51-25

A resolution to authorize a zoning map amendment to rezone parcels N44-076855, N44-076857, and N44-076859 from CX - Corridor Mixed-Use to IH - Heavy Industrial.

WHEREAS, the Planning Commission made a recommendation to the City Commission for approval of a Zoning Map Amendment to rezone Parcel #'s N44-076855, N44-076857, and N44-076859 from CX - Corridor Mixed-Use to IH - Heavy Industrial; and

WHEREAS, the City Commission, in an open forum, approved the Planning Commission recommendation, which rezones parcels N44-076855, N44-076857, and N44-076859 from CX - Corridor Mixed-Use to IH - Heavy Industrial.

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

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

SEC. 1: The Zoning Map Amendment reflected in "Exhibit A," which includes Parcel #s N44-076855, N44-076857, and N44-076859, is hereby approved with a zoning designation of IH - Heavy Industrial.

SEC. 2: The City Planner shall reflect the changes in "Exhibit A" in the official City of Piqua Zoning Map

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee _____
Commissioner Jim Vetter _____
Commissioner Paul Simmons _____
Commissioner Thomas Hohman _____
Commissioner Frank DeBrosse _____

City of PIQUA

COMMISSION AGENDA STAFF REPORT

MEETING DATE	April 15, 2025	
REPORT TITLE	**Resolution No.R-52-25** A resolution to authorize a zoning map amendment to rezone parcel N44-030100 (1125 Covington Avenue) from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed-Use".	
SUBMITTED BY	Community Services	
AGENDA CLASSIFICATION	Resolution	
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. Staff discussed with surrounding property owners at the meeting about their concerns with lighting, trash, and future uses. The Planning Commission at their April 8, 2025 meeting recommended approval of PC10-25 in a 4-0 vote.	
BUDGET/FINANCIAL IMPACT (Project costs and funding sources)	Budgeted $:	N/A
	Expenditure $:	N/A
	Source of Funds:	N/A
	Narrative:	N/A
ATTACHMENTS	None	

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 Mr. Underwood 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 Mr. Wright 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 8 day of April, 2025.

Chairman, Planning Commission

B.C. Bubp

Bradley C. Bubp

Clerk, Planning Commission

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.

- **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.

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: Andy Luttrell		
Contact Person First Last Name:		
Mailing Address: 1125 Covington Ave Piqua		
Phone Number: 937-773-6328	**Email:** sunsetmeat@att.net	
Type of legal interest held by applicant: Future Owner of Building / Current tenant		
OWNER INFORMATION		
First Last Name: Mark Hery		
Mailing Address: 6975 Miami Shelby Rd		
Phone Number: 937-214-0418	**Email:** n/a	

LOCATION DETAILS	
Street Address: 1125 Covington Ave	**Parcel ID Number:**
Existing Zoning District:	**Proposed Zoning District:** T-6X

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

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
Andy Luttrell	03/11/25
Applicant Name	**Date**
[signature]	03/11/25
Applicant Signature	**Title**

93'
28'
155'
115'
75'
15'
R = Fence
Y = Property Line

Resolution No.R-52-25

A resolution to authorize a zoning map amendment to rezone parcel N44-030100 (1125 Covington Avenue) from "T-RL - Traditional Residential Low Density" to "T-GX - Traditional General Mixed-Use".

WHEREAS, the Planning Commission made a recommendation to the City Commission for approval of a Zoning Map Amendment to designate Parcel #N44-030100 from "T-RL - Traditional Residential Low Density" to "T-GX -Traditional General Mixed Use."; and

WHEREAS, the City Commission, in an open forum, approved the Planning Commission recommendation, which designates Parcel #N44-030100 from "T-RL - Traditional Residential Low Density" to "T-GX -Traditional General Mixed Use."

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

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

SEC. 1: The Zoning Map Amendment reflected in "Exhibit A," which includes Parcel #N44-030100, is hereby approved with a zoning designation of T-GX - Traditional General Mixed-Use.

SEC. 2: The City Planner shall reflect the changes in "Exhibit A" in the official City of Piqua Zoning Map

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

_____

KRIS LEE, MAYOR

PASSED: _____

ATTEST: _____

CLERK OF COMMISSION

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

Mayor Kris Lee	_____
Commissioner Jim Vetter	_____
Commissioner Paul Simmons	_____
Commissioner Thomas Hohman	_____
Commissioner Frank DeBrosse	_____