

**HOW TO APPLY FOR A ZONING DESIGNATION REQUEST**

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

**SUBMITTAL REQUIREMENT CHECKLIST**

**Application**

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

**\$100 Fee**  
(Cash or Check)

<b>APPLICANT INFORMATION</b>	<input checked="" type="checkbox"/> <b>Primary Contact</b>	<input type="checkbox"/> <b>Billing Contact</b>
<b>First Last Name:</b> The Piqua Land Company LLC		
<b>Contact Person First Last Name:</b> Aaron Underhill, Esq.		
<b>Mailing Address:</b> [REDACTED]		
<b>Phone Number:</b> [REDACTED]		
<b>Type of legal interest held by applicant:</b> Land purchase contracts		
<b>OWNER INFORMATION</b>		
<b>First Last Name:</b> See accompanying list of owners		
<b>Mailing Address:</b>		
<b>Phone Number:</b>	<b>Email:</b>	


LOCATION DETAILS	
<b>Street Address:</b> Property is largely bound by Drake Rd. to the North, Farmington Road to the South, and Washington Road to the East.	<b>Parcel ID Number:</b> M40-041750, M40-041800, M40-041900, M40-041850 M40-042000, M40-042010, M40-011610, M40-011650 M40-012000
<b>Existing Zoning District:</b> Agriculture	<b>Proposed Zoning District:</b> 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 a purchase contract on these parcels with plans to annex into the City and zone for industrial development.

**ACKNOWLEDGMENT AND AUTHORIZATION**

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

The Piqua Land Company LLC <hr/> <b>Applicant Name</b>	October 24, 2024 <hr/> <b>Date</b>
By:  <hr/> <b>Applicant Signature</b>	<div style="border: 1px solid black; padding: 5px; width: fit-content;">           Attorney for Applicant         </div> <hr/> <b>Title</b>

# STAFF REPORT

## Planning Commission

**Date:** November 18, 2024  
**Re:** PC 27-24 – Zoning Designation Request – #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000 to "IH - Heavy Industry"

**Applicant:** The Piqua Land Company LLC; Aaron Underhill, Esq.  
**Owner:** Leah Pickrel: 2675 Farrington Rd W, Piqua, OH 45356  
James A. Hiegel: 1006 S. Gordon St, Piqua, OH 45356  
John McCoy, Jr: 5515 N. Washington Rd, Piqua, OH 45356  
William Didier: 208 Ford Drive, Piqua, OH 45356  
Thomas & Christina Hiegel: 5255 Washington Rd N, Piqua OH 45356

**Address:** Parcels are largely bound by Drake Rd to the north, Farrington Rd to the south, and Washington Rd to the east

**Parcel #:** M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000

**Zoning:** N/A

**Request:** The applicant requests a zoning designation change for Parcels #M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000 to "IH - Heavy Industry"."

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### Staff Comments and Recommendations:

#### Budget/Financial Impact (Project Costs and funding sources)

#### Revenue Considerations:

- Rezoning the 329.824-acre parcel to "IH - Heavy Industry" is expected to increase its market value, which could result in higher property tax assessments. This, in turn, will generate additional tax revenue for the City.
- With the potential for industrial development, the parcel may attract heavy industry tenants, leading to job creation and associated payroll taxes. This growth in business activity will likely contribute to the City's revenue through business licenses and tax receipts.

#### Development Related Fees:

- As the parcel develops under its new "IH" zoning, revenue will be generated from

# STAFF REPORT

land use applications, building permits, and other related fees required for construction, environmental assessments, and site preparation activities.

## Economic Development Benefits:

- The "IH" zoning is intended for large-scale industrial uses, which could attract manufacturers, distribution centers, or other industrial businesses. This would likely lead to significant job creation in the City, reducing unemployment and increasing economic activity.
- Industrial development typically spurs secondary business opportunities, such as supply chain and service businesses, boosting the local economy and broadening the City's economic base.

## Infrastructure and Service Considerations:

- While the development of this parcel may necessitate upgrades to infrastructure such as roads, utilities, and drainage, the scale of industrial development will also bring in the necessary investments to support these changes. These improvements may result in new sources of revenue, such as utility fees or road use charges.
- There may be some increase in public service demands, particularly from public safety, waste management, and infrastructure maintenance. However, the potential for tax and fee revenue from industrial activities is expected to offset these costs in the long run.

## Environmental and Compliance Considerations:

- Heavy industrial zoning may necessitate environmental impact assessments and remediation costs. However, the City can manage and recoup some of these costs through environmental mitigation fees, regulatory compliance, and development agreements that include requirements for environmental protection.

## Options (include deny / approval option)

N/A

## Project Timeline

Not provided

## Staff Recommendation

Staff recommends approval of the request to rezone the newly annexed 329.824-acre parcel to "IH - Heavy Industry." This recommendation is based on the following factors:

# STAFF REPORT

Rezoning this parcel to "IH" is consistent with the City's broader goals of promoting industrial growth and economic development, particularly in areas designated for large-scale industrial uses. The "IH - Heavy Industry" zoning district is well-suited to accommodate heavy industrial operations such as manufacturing, distribution, and large-scale warehousing, which are expected to align with the property's size and location.

The parcel's location within the newly annexed area presents a strategic opportunity to enhance the City's industrial base. The "IH" designation will allow the parcel to be developed for industries that can generate significant employment opportunities, stimulate economic activity, and contribute to the City's tax base through property taxes, business revenue, and associated employment taxes.

Additionally, the zoning change will enable the City to attract large-scale industrial users that are compatible with the surrounding area, thereby optimizing land use and fostering job growth. This will provide economic benefits not only through direct tax revenues but also by supporting secondary business activity in sectors such as logistics, transportation, and supply chain management.

Finally, the proposed zoning change is consistent with the City's long-term economic development plan, which emphasizes diversification and expansion of the industrial sector. It will facilitate appropriate development that maximizes the parcel's potential while minimizing potential conflicts with residential or commercial land uses.

For these reasons, staff recommends that the Planning Commission forward a recommendation of approval to the City Commission for rezoning the newly annexed 329.824-acre parcel to "IH - Heavy Industry." This zoning designation will help facilitate appropriate industrial development and contribute to the City's economic and employment growth.



**List of Property Owners  
Zoning of +/- 329.824 Acres**

Leah Pickrel  
2675 Farrington Rd W  
Piqua Ohio 45356  
PN: M40-012000

William Didier  
208 Ford Drive  
Piqua, Ohio 45356  
PN: M40-041850

James A. Hiegel  
1006 S. Gordon Street  
Piqua, Ohio 45356  
PN: M40-041750

Thomas and Christena Hiegel  
5255 Washington Rd N  
Piqua, Ohio 45356  
PN: M40-42000, M40-042010  
M40-011610, M40-011650

John McCoy, Jr.  
5515 N. Washington Rd  
Piqua, Ohio 45356  
PN: M40-041800  
M40-041900

**329.824 ACRES**

Situated in the State of Ohio, County of Miami, Township of Washington, in Sections 30 & 31, Township 6, Range 6, Miami River Survey, being comprised of all of the following tracts of land: That 75.693 acre tract conveyed as Parcel II to James A. Hiegel by deed of record in Deed Book 723, Page 816, that 77.535 acre tract conveyed to William E. Didier by deed of record in Deed Book 800, Page 252, that 10.100 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 769, that 64.611 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Official Record 104, Page 772, that 64.2261 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 606, Page 375, that 30.750 acre tract conveyed to Leah B. Pickrel by deed of record in Official Record 2019OR-02972, that 10.001 acre tract conveyed to Thomas A. Hiegel and Christena L. Hiegel by deed of record in Deed Book 715, Page 449, that 4.675 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 842, and that 4.018 acre tract conveyed to John D. McCoy, Jr. by deed of record in Official Record 250, Page 835 (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 set 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 Milkel Rike Brown, Trustee by deed of record in Deed Book 789, Page 127, the northeasterly corner of that 60.662 acre tract conveyed to Milken Farms LLC by deed of record in Official Record 2011OR-04043;

Thence with the common line of said Sections 25 and 30 and the centerline of said Washington Road, the following courses and distances:

North 00° 24' 00" East, a distance of 4.05 feet to a magnetic nail found;

North 00° 27' 10" East, a distance of 1350.30 feet to a cotton gin spike found;

North 00° 13' 44" East, (passing a magnetic nail found at distance of 1105.02 feet), a total distance of 1309.52 feet to a magnetic nail set;

North 00° 38' 00" East, a distance of 195.43 feet to a magnetic nail set; and

North 00° 30' 46" East, a distance of 462.91 feet to a magnetic nail set at the southwesterly corner of that 3.644 acre tract conveyed to Patricia L. Stephan by deed of record in Official Record 2018OR-03851;

Thence North 88° 13' 46" East, with the southerly line of said 3.644 acre tract, (passing an iron pin set at 30.00 feet), a total distance of 529.50 feet to a 1/2" iron pin found at the southeasterly corner thereof;

Thence North 00° 30' 46" East, with the easterly line of said 3.644 acre tract and the easterly line of that 5.251 acre tract conveyed to James M. Heiser and Angela L. Pierron, Co-Trustees by deed of record in Official Record 2024OR-09171, a distance of 550.28 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

Thence South 89° 29' 14" East, with a southerly line of said 5.251 acre tract, a distance of 193.08 feet to an iron pin set at an easterly corner of said 5.251 acre tract;

**329.824 ACRES**

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Thence North 00° 30' 46" East, with the easterly line of said 5.251 acre tract, a distance of 105.37 feet to an iron pin set at the southwesterly corner of that 0.720 acre tract conveyed to Daniel Phillips by deed of record in Official Record 2021OR-01960;

Thence South 89° 38' 38" East, with the southerly line of said 0.720 acre tract, a distance of 150.28 feet to an iron pin set at the southeasterly corner thereof;

Thence North 00° 41' 43" East, with the easterly line of said 0.720 acre tract, (passing a 5/8" rebar found at 184.80 feet), a total distance of 215.66 feet to a magnetic nail set at the northeasterly corner thereof, in the centerline of Drake Road (60' wide);

Thence North 76° 49' 28" East, with the said centerline, (passing a magnetic nail found at 125.36 feet, 250.26 feet and 490.65 feet), a total distance of 865.40 feet to a magnetic nail found;

Thence North 77° 23' 49" East, with said centerline, (passing a magnetic nail found at 125.10 feet), a total distance of 945.25 feet to a 5/8" rebar found in the westerly line of that 28.8787 acre tract conveyed to Sherrywood Estate LLC by deed of record in Official Record 2023OR-12423, the westerly line of part of Inlot 7517 (See Plat Book 13, Page 72), in the existing City of Piqua corporation line;

Thence South 03° 18' 54" West, with said corporation line, the westerly line of said 28.8787 acre tract, the westerly line of said part of Inlot 7517, the westerly line of that 101.73 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2021OR-21141, and the westerly line of part of Inlot 8463 (See Plat Book 19, Page 66), (passing an iron pin set at 31.20 feet and a 12" by 12" concrete base found at distance of 1760.16 feet), a total distance of 1956.18 feet to a 5'8" rebar found;

Thence South 02° 23' 45" West, with said corporation line, the westerly line of said 101.73 acre tract, the westerly line of said part of Inlot 8463, and the westerly line of that 161.466 acre tract conveyed as Tract 1 to Piqua Materials, Inc. by deed of record in Official Record 2020OR-15606, now known as Inlot 9219 (see Plat Book 29, Page 90) a distance of 1283.41 feet to a stone found;

Thence South 03° 45' 21" West, with said corporation line and the westerly line of said 161.466 acre tract, (passing a 5/8" rebar with cap found at 176.97 feet), a total distance of 1312.75 feet to a 5/8" rebar found at the northeasterly corner of that 142.643 acre tract conveyed to Hohman Farms, LLC by deed of record in Official Record 2023OR-03942, the northeasterly corner of Inlot 9219 (See Plat Book 29, Page 90);

Thence South 88° 53' 06" West, with the said corporation line, the northerly line of said 142.643 acre tract, and the northerly line of said Inlot 9219, a distance of 370.96 feet to a 3/4" rebar found;

Thence South 02° 17' 40" East, with the westerly line of said corporation, the westerly line of said 142.643 acre tract, and the westerly line of said Inlot 9221, (passing a 5/8" rebar found at 1346.98 feet and an iron pin set at 2442.79 feet), a total distance of 2473.32 feet to a magnetic nail found in the centerline of Farrington Road (60' wide);

Thence with said centerline the following courses and distances:

With the arc of a curve to the right, having a central angle of 01° 01' 07", a radius of 1762.95 feet, an arc length of 31.34 feet, a chord bearing of South 77° 39' 52" West and chord distance of 31.34 feet to a magnetic nail found;

South 78° 11' 28" West, a distance of 524.18 feet to a magnetic nail found;

329.824 ACRES

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With the arc of a curve to the right, having a central angle of  $08^{\circ} 42' 40''$ , a radius of 3807.50 feet, an arc length of 578.88 feet, a chord bearing of South  $82^{\circ} 32' 48''$  West and chord distance of 578.33 feet to a magnetic nail found; and

South  $86^{\circ} 55' 58''$  West, a distance of 1.22 feet to a magnetic nail set in the easterly line of that 29.552 acre tract conveyed as Tract No. 2 to Wayne Henry Miller and Phyllis Anne Miller, Co-Trustees by deed of record in Deed Book 705, Page 305;

Thence North  $00^{\circ} 09' 24''$  East, with said easterly line, (passing an iron pin set at 30.05 feet), a total distance of 1288.31 feet to a 5/8" rebar found at the northeasterly corner of said 29.552 acre tract;

Thence South  $88^{\circ} 35' 51''$  West, with the northerly line of said 29.552 acre tract and the northerly line of that 0.468 acre tract conveyed to Todd Billet by deed of record in Official Record 2019OR-11908, (passing a 5/8" rebar found at 1008.57 feet) a total distance of 1038.59 feet to a magnetic nail set in the centerline of said Washington Road, in the common line of said Sections 31 and 36;

Thence North  $00^{\circ} 24' 00''$  East, with the common line of said Sections 31 and 36 and the centerline of said Washington Road, a distance of 950.46 feet to a magnetic nail set at the southwesterly corner of that 1.500 acre tract conveyed to Timmins Banham by deed of record in Official Record 2017OR-00920;

Thence with the boundary of said 1.500 acre tract the following courses and distances:

North  $88^{\circ} 23' 20''$  East, (passing a 5/8" rebar with cap stamped "MHT 5621" found at 29.91 feet), a total distance of 233.57 feet to a 5/8" rebar found;

North  $00^{\circ} 24' 00''$  East, a distance of 279.92 feet to a 5/8" rebar with cap stamped "MHT 5621" found; and

South  $88^{\circ} 23' 20''$  West, (passing an iron pin set at 203.57 feet), a total distance of 233.57 feet to a magnetic nail set at in said common Section line, in the centerline of said Washington Road;

Thence North  $00^{\circ} 24' 00''$  East, with said common Section line and said centerline, a distance of 108.90 feet to the POINT OF BEGINNING, containing 329.824 acres of land, more or less, of which 236.619 acres are in Section 30 and 93.205 acres are in Section 31.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

16 SEP 24

Matthew A. Kirk  
Professional Surveyor No. 7865



## RESOLUTION No. PC 27-24

WHEREAS, the City of Piqua has received a request to rezone the 329.824-acre parcel located among Parcels M40-041750, M40-041800, M40-041900, M40-041850, M40-042000, M40-042010, M40-011610, M40-011650, M40-012000, which was recently annexed into the City, from its current zoning designation to "IH - Heavy Industry"; and

WHEREAS, the "IH - Heavy Industry" zoning district is intended to accommodate large-scale industrial uses such as manufacturing, distribution, and warehousing, which are compatible with the size and location of the parcel and consistent with the City's goal of promoting economic development and industrial growth; and

WHEREAS, the rezoning of the subject parcel to "IH" will provide an opportunity to enhance the City's industrial base, create employment opportunities, and contribute to the local economy through increased property tax revenue, business taxes, and job-related taxes; and

WHEREAS, the proposed "IH - Heavy Industry" designation will allow for appropriate land use in a manner that minimizes conflicts with residential and commercial areas while maximizing the potential of the land for industrial development; and

WHEREAS, the rezoning of the parcel to "IH" is consistent with the City's Comprehensive Plan and long-term economic development strategies, which prioritize the expansion of industrial uses and the diversification of the City's economic base; and

WHEREAS, the Planning Commission of Piqua has reviewed the proposed zoning change, considered its potential impacts, and has determined that the rezoning of the parcel will serve the best interests of the City and its residents;

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.

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**RESOLUTION No. PC 27-24**

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

ATTEST: \_\_\_\_\_  
Clerk of Commission

\_\_\_\_\_ Chairperson

Date: \_\_\_\_\_