

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 P.M. - TUESDAY, DECEMBER 2, 2008
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS - 201 W. WATER STREET**

CALL TO ORDER

- | | |
|-------------------|----------------------|
| 1. Chair Comments | Opening Remarks |
| 2. Roll Call | Clerk Calls the Roll |

OLD BUSINESS

- | | |
|--------------------|----------------------------------------------|
| 3. Meeting Minutes | Adoption of November 4, 2008 Meeting Minutes |
|--------------------|----------------------------------------------|

NEW BUSINESS

- | | |
|---------------------|-----------------------------------------------------------------------------------------------------------------|
| 4. Resolution 42-08 | Request to authorize a cellular/communications tower as a special use to be located at 415 S. College Street. |
| 5. Resolution 43-08 | Request to authorize a restaurant, fast-food, as a special use to be located at Suite 110, 646 W. Water Street. |

OTHER BUSINESS

- | | |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------|
| 6. Meeting Schedule | 2009 Planning Commission Meeting Schedule |
| 7. Nominations | Nomination of 2009 Planning Commission Chair, Vice Chair, and appointment of BZA Storm Water Advisory Committee representatives. |
| 8. Monthly Report | General Information, Legislative Update, Special Projects, Permits |

ADJOURNMENT

- | | |
|----------------|-------------------------|
| 9. Adjournment | Adjourn Regular Session |
|----------------|-------------------------|

WORK SESSION

- | | |
|-------------------------------------|----------------------------------|
| 10. Land Use Code Update Initiative | Zoning Code Rewrite Work Session |
|-------------------------------------|----------------------------------|

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 4, 2008 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

CALL TO ORDER

6:00 P.M. - Chairman Spoltman called the meeting to order. Mr. Spoltman noted for the record the hearing of each item would be conducted according to a modified Roberts Rules of Order, more specifically as follows:

- A. Clerk to State the Agenda Item
- B. Staff Comments
- C. Applicant/Agent Comments
- D. Other Affected Parties Comments
- E. Board Member Comments and Questions
- F. Board To Take Action On The Item

ROLL CALL

Members Present: Chairman Spoltman, Mike Taylor, Jim Oda, Jean Franz, and Brad Bubp

Members Absent: None

Staff Members: Chris Schmiesing, Becky Cool

Attendees: Dan Paldino, Paul Detrick, Vince Staley and Janet Staley

MEETING MINUTES

Chairman Spoltman asked if there were additions, deletions or corrections to be made to the October 7, 2008 meeting minutes included in the agenda packet. Mr. Oda stated he would like to make corrections on page 2, last paragraph, the name Mr. Jameison should read as Mr. Yannucci, and on page 3 the first paragraph the fourth line the names should also read Mr. Yannucci instead of Mr. Jamieson. Mr. Oda made a motion to approve the October 7, 2008 meeting minutes as submitted, and amended, and Mrs. Franz seconded the motion. Mr. Oda, Aye: Mr. Bubp, Aye: Mrs. Franz, Aye: Mr. Spoltman, Aye; and Mr. Taylor, Aye. A roll call vote resulted in a 5 -0 vote in supporting the motion to approve the meeting minutes as submitted, and amended.

NEW BUSINESS

1. PC-41-08

A request to be permitted to subdivide an existing lot with nonstandard use conditions, with the proposed separate lots to include nonstandard use conditions related to the lot area and improvement setbacks, said lot located at 1223 South Street and 705 Wilson Avenue.

Mr. Schmiesing stated the request by the applicant is to permit an existing nonstandard lot be subdivided into two separate lots. The existing lot is nonstandard in area and includes existing improvements

CITY OF PIQUA, OHIO
PLANNING COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 4, 2008 - 6:00 P.M.
MUNICIPAL GOVERNMENT COMPLEX - ADMINISTRATIVE CONFERENCE ROOM

that have existed at this location for many years with nonstandard setbacks. The proposed lot split will have no discernible effect on the outward appearance or density of the lot development. The proposal will in effect further restrict any future increase in the density of the development found at this location.

The proposed lot split is presented as a practical solution to separate the two varying use types currently located on the same lot of record. This makes possible the sale of one use and the underlying land, without the other use being attached, and makes practical the separation of ownership for the two different principal uses that are found at this location, said Mr. Schmiesing.

Mr. Oda stated the resolution is straightforward and resolves the issues that have evolved over time and feels it is the perfect solution.

Dan Paldino, applicant, stated in order for him to sell the property he had to split the lots at this time, and thanked the Planning Commission for their consideration of this request.

No one else came forward to speak for or against the resolution.

Mr. Oda moved to approve the request, and Mr. Bulp seconded the motion. Mr. Oda, Aye; Mr. Bulp, Aye; Mr. Taylor, Aye; Mrs. Franz, Aye; and Mr. Spoltman, Aye. Nay, None. A roll call vote resulted in a 5-0 vote to approve the request.

OTHER BUSINESS

Monthly Report

Mr. Schmiesing provided an update to the Planning Commission on legislative items, planning activities, permit issuances and other items of interest to the Planning Commission that occurred over the previous two months.

ADJOURNMENT

With no further business to conduct it was moved and seconded that the regular meeting be adjourned. With all those present in favor the meeting regular adjourned at 6:15p.m. and a Zoning Code Update workshop began.

RESOLUTION No. PC 42-08

WHEREAS, New Par dba Verizon Wireless, represented by Pike Legal Group, on behalf of Holtvogt LLC, owner of the subject parcel located in the City of Piqua, being in a district zoned I1 (Light Industrial), has submitted a request to permit a cellular/communications tower to be located at 415 S. College Street; and,

WHEREAS, a cellular/communication tower is a special use in the I1 Light Industrial zoning designation in which the property is located; and,

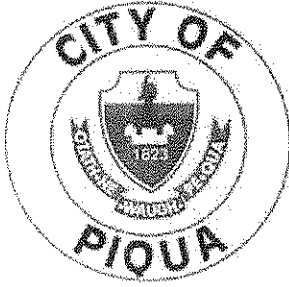
WHEREAS, section 154.066 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises by approval of a special use permit request; and,

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

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

STAFF REPORT

Date: November 21, 2008
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: PC Resolution 42-08

GENERAL INFORMATION

Applicant: New Par dba Verizon Wireless
Owner: Holtvogt LLC
Location: 415 S. College Street
Zoning: I-1 (Light Industrial)
Land Use
Existing: Wholesaling and storage, Warehouse, Parking lot, Loading and unloading facility, Heavy equipment storage
Proposed: Wholesaling and storage, Warehouse, Parking lot, Loading and unloading facility, Heavy equipment storage; Cellular/communications tower
Request: To permit a cellular/communications tower on the subject parcel, said use being a special use listed in section 154.027(D) of the zoning code.

DISCUSSION/FINDINGS

The special use element of this request seeks permission to install a 120 foot tall cellular/communications tower on the subject parcel, with the location of the tower to be setback more or less 120 feet from the west lot line which is contiguous with the College Street right of way. The proposed tower will be owned and operated by New Par, commonly known as Verizon Wireless, an FCC licensed wireless communications entity. New Par has provided submittals declaring their intent to operate the proposed facility in compliance with all applicable code and regulations and to restrict transmissions to the operating frequencies and service area stipulated by their license issued by the FCC. New Par has also submitted a letter indicating the design capacity of the pole may accommodate up to three wireless providers, and affirmed that a lease opportunity for future co-locate tenants will be made available at industry standard rates and provided the poles design capacity is not compromised. Further, New Par has affirmed in writing that should the abandonment of the facility for communications purposes occur, New Par will dismantle and remove the structure within 180 days of the date of discontinuance.

STAFF REPORT

Date: November 21, 2008
Subject: PC Resolution 42-08

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It should be noted that section 154.125(C) requires a cellular/communications tower to be centrally located on a lot with a minimum setback dimension to the property lines equaling the height of the tower, and the proposed cellular/communications tower is 120 feet in height with proposed setbacks less than 120 feet in two directions. Therefore, this submittal has also been forwarded the Board of Zoning Appeals for their consideration.

The zoning code includes criteria to be given specific consideration when determining whether to authorize a special use. The following highlights the criteria described in the code and provides staff's analysis of how this request measures up to those standards.

The proposed special use is compatible with the stated intent of the zoning district?

Staff Analysis: The basic intent of the I-1 zoning district is to permit clean and quiet industrial use activities with limited objectionable external effects, provided adjacent business and residential uses are protected. It is staff's opinion the proposed use is consistent with the stated intent of the I-1 zoning district.

The proposed special use does not threaten the general health, safety, and welfare of the surrounding properties and the adjacent property values will not be negatively affected?

Staff Analysis: The proposed facility is required to operate within FCC regulations applicable to this type of use. Thus, it is unlikely this use will negatively impact the general health of the surrounding properties. Likewise, the location of the structure will be setback from the surrounding uses in accordance with the zoning code setback requirements, or in accordance with an authorized setback variance, and the view of the facility will be partially obstructed by existing industrial buildings found on three sides of the proposed facility.

The proposed special use is compatible with the general economic development policies of the city?

Staff Analysis: The economic policies of the City encourage productive use activities that contribute positively to the community.

The proposed special use conforms to all other applicable codes and regulations of the city?

Staff Analysis: Full compliance with all applicable code requirements will be a prerequisite to the issuance of any zoning or building permits for this project.

COMPREHENSIVE PLAN

Generally speaking the goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of the redevelopment of existing underutilized industrial sites with uses and improvements that incorporate the land back into the community fabric.

CONCLUSION

The proposed location of the tower is consistent with the intent of the zoning district in which the property is located. With regards to the impact on surrounding properties, in particular the nearby residential uses, the overall aesthetics of the site and possibility of the tower

STAFF REPORT

Date: November 21, 2008
Subject: PC Resolution 42-08

Page 3

being an impediment to any future redevelopment opportunities that might come along would be the biggest concerns

RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request with the following conditions:

- The proposed cellular/communications tower and accessory facilities shall be designed and installed to accommodate the equipment of not less than three wireless carriers; and, any space available on the cellular/communications tower not occupied by New Par will be made available for lease at industry standard rates to any FCC licensed entity interested in co-locating and operating and maintaining a wireless service from this location, provided the structure design can accommodate the lessees proposed equipment in accordance with the Ohio Building Code and any standards applicable by law.
- New Par, or its successors, shall immediately notify the City of Piqua upon each occurrence of a lease agreement commencing or terminating the operation and maintenance of any co-locate wireless carrier accommodated by this facility.
- New Par, or its successors, shall immediately notify the City of Piqua upon the discontinuance of all operations and maintenance of the wireless carriers accommodated by this facility, and New Par shall remove the cellular/communications tower and accessory structure within one-hundred eighty (180) days from the date the discontinuance first occurred.
- New Par, or its successors, shall negotiate in good faith to provide for the removal of the proposed cellular/communications tower and accessory structure to allow for the redevelopment of the subject parcel or any of the surrounding parcels in the event a redevelopment plan for this area is brought forward for consideration and approved by the City of Piqua.

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name New Par d/b/a Verizon Wireless Phone 800-516-4293
c/o David Pike
Applicant's Address Pike Legal Group PLLC, P.O. Box 369, Shepherdsville, KY 40165

2. Owner's Name Holtvogt LLC Phone 937-773-3632
Owner's Address 4 Hopewood Drive, Piqua, OH 45356

3. Type of legal interest held by applicant Leasehold

4. Location of Special Use Permit request
A. Legal description (Inlot No. or attach legal description) Map 84, Parcel A
B. Address 415 College St., Piqua, OH 45356

5. Existing zoning Light Industrial Zone

6. Existing usage Industrial

7. Proposed usage Wireless Telecommunications

8. Proposed special usage Communications Tower

9. No. of plot plans submitted (16 required UNLESS waived) 9

10. Describe the reason for the requested special use:
Correct Wireless Telecommunications Service Problems in this Area
of the City Of Piqua

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant [Signature] Date 10-08-08

Signature of Owner [Signature] Date 10-9-08

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

***** OFFICE USE ONLY *****

\$100.00 Fee Paid 100.00 | Date Fee Paid 10-10-08

Receipt No. 186210 P.C. Res. No. _____

RECEIVED
OCT 10 2008
CITY OF PIQUA
DEVELOPMENT OFFICE

BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

-PLEASE TYPE OR PRINT-

APPLICANT NAME New Par d/b/a Verizon Wireless c/o David A. Pike

APPLICANT ADDRESS P.O. Box 369

CITY Shepherdsville STATE KY ZIP 40165

PHONE (800) 516 - 4293

LEGAL INTEREST OF APPLICANT Leasehold

OWNER NAME Holtvogt LLC

BUSINESS NAME _____

OWNER ADDRESS 4 Hopewood Drive

CITY Piqua STATE OH ZIP 45356

PHONE (937) 773 - 3632

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED

STREET ADDRESS 415 S. College Street

CITY Piqua STATE Ohio ZIP 45356

LOT NUMBER Map 84, Parcel A ZONING DESIGNATION Light Industrial

TYPE OF VARIANCE BEING REQUESTED -(CIRCLE ONE) ZONING -OR- SIGN

-CHECK ALL BOXES THAT APPLY-

- ZONING ENFORCEMENT APPEAL
- SPECIAL DRIVEWAY
- HEIGHT VARIANCE
- SETBACK VARIANCE
- AREA VARIANCE
- PARKING VARIANCE
- ZONING MAP BOUNDARY LINE
- OTHER

BRIEFLY DESCRIBE VARIANCE REQUEST Waive the 1:1 setback

requirement for a 185' Monopole

I hereby certify that the proposed request is authorized by the owner of record and agree to conform to all applicable laws of the City of Piqua, Ohio.

SIGNATURE OF OWNER *Dancer* DATE 10-8-08

SIGNATURE OF APPLICANT *DP* DATE 10-9-08

NOTE - BOTH OWNER AND APPLICANT DATED SIGNATURES IN INK REQUIRED TO PROCESS REQUEST

*****OFFICE USE ONLY*****

\$25.00 FEE PAID - 25.00 RECEIVED BY - B. Cool

RECEIPT No. - 186216 DATE - 10-10-08

RECEIVED

OCT 10 2008

CITY OF PIQUA
DEVELOPMENT OFFICE



1578 Highway 44 East, Suite 6
P.O. Box 369
Shepherdsville, KY 40165-0369
Phone (502) 955-4400 or (800) 516-4293
Fax (502) 543-4410 or (800) 541-4410

October 9, 2008

VIA EXPRESS MAIL

Chris Schmiesing
Planning and Zoning
201 West Water Street
Piqua, Ohio 45356

RE: Application for Wireless Telecommunication Facility
Verizon Wireless Site Name: Echo
Location: 415 College St. Piqua, OH 45356

Dear Chris:

New Par d/b/a Verizon Wireless (hereinafter referred to as "Applicant"), by counsel, and pursuant to the Telecommunications Act of 1996 respectfully submits the enclosed application to construct, maintain and operate a wireless communications facility to serve the customers of the Applicant with wireless telecommunications services, and to provide co-location opportunities for other wireless service providers. We request that this matter be scheduled for the next available meetings before the Piqua Board of Zoning Appeals and the Piqua Planning Commission.

We have enclosed the following:

- 1) Application for Special Use Permit
- 2) Application Requesting A Zoning Variance
- 3) A check payable to the City of Piqua in the amount of \$125.00 for application fees for a special use and for a variance.
- 4) Nine (9) copies of the survey.
- 5) Nine (9) copies of the site plan.

Pursuant to a license issued by the Federal Communications Commission, Verizon Wireless has the right to operate its wireless communications network in a licensed area which includes Piqua, Ohio. Wireless communication systems rely on an overlapping and interconnected network of wireless communication facilities, including antennas and the towers, poles, or other structures that support them. These facilities receive and transmit wireless communications

signals to and from mobile wireless handsets and similar products. Each facility has a limited coverage area, the extent of which depends on several factors including, but not limited to, tower height, local topography, existing structures or landscape features that block the path of the wireless signal, proximity to other antennas, and public usage demands.

A significant service gap in Verizon Wireless' network coverage exists in a portion of Piqua, Ohio, at or near College Street, which negatively affects industrial, commercial, residential, and other uses throughout the area. Within this gap, Verizon Wireless customers have only intermittent ability to use their mobile wireless handsets to make and maintain a connection with the national communications system.

Applicant's radio frequency engineers have determined that a new wireless communication facility is required to remedy this gap. In order to fill the coverage gap, Verizon Wireless' radio frequency engineers first determined the service requirements to remedy this deficiency. Applicant's engineers then identified the optimum location and height at which Verizon Wireless' antenna(s) should be placed to interface properly with existing network components, to accommodate customer usage patterns, and to avoid interference with other wireless communications sites.

Taking into account such factors as topography, usage demands, and the location of other network components, and after limiting the site selection to parcels that are both suitable for and compatible with a wireless communications installation, Verizon Wireless' engineers have determined that a new facility at 415 College St. Piqua, OH is the optimum location for the required facility.

The Applicant proposes to construct a wireless communications facility within an industrial zoning district at 415 College St. Piqua, OH (N40°08'33", W84°14' 52") on real property located entirely within the City of Piqua, Ohio. The property on which the wireless communications facility will be located is owned by Holtvogt Limited Liability Company, by means of a Deed recorded at Deed Volume 786, Page 296 in the office of the Miami County Recorder and a portion thereof has been leased to applicant. The Miami County Parcel Identification (PID) number of subject property is Map 84, parcel Number A. The existing land use is industrial. The owner has signed the applications.

Under §154.027(B)(2)(d) of the Piqua Zoning Regulations public utilities are principally permitted use within a Light Industrial Zoning District. Verizon Wireless is registered with the Public Utilities Commission of Ohio as a public utility and is a public utility as interpreted by the Supreme Court of Ohio in *Campanelli v. AT&T Wireless Services, Inc.*, 85 Ohio St. 3d 103, 706 N.E.2d 1267(1999). However, under §154.027(D)(3) cellular/communication towers are permitted as a special use requiring a special use permit.

Pursuant to §154.125 (C) of the Piqua Zoning Regulations cellular communication towers are excepted from height limits but must be located the height of the tower from each property line. The height of the proposed facility is 120'. This height is necessary to meet the engineering needs of the project as previously discussed hereinabove. Because of the unique topographical features of the parcel it is impossible to locate the tower to meet the setback requirements to the east and west property lines and applicant requests a waiver of the strict application of this requirement of the zoning regulations.

Applicant respectfully requests that the Planning Commission and the Board of Zoning Appeals accept the foregoing Applications for filing, and having met the requirements of the Ordinance, approve Applicant's request to construct and operate the proposed wireless communications facility at the proposed location.

Sincerely,



Robert W. Grant

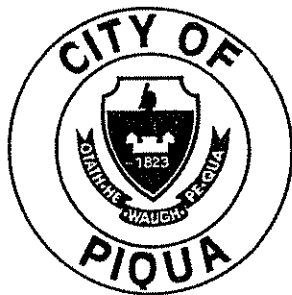
Attorney for Verizon Wireless

enclosures

RECEIVED

OCT 19 2008

CITY OF PIQUA
DEVELOPMENT OFFICE



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-0809
E-Mail: cschmiesing@piquaoh.org
Website: <http://www.piquaoh.org/zoning.htm>

October 24, 2008

Robert W. Grant
1578 Highway 44 East, Suite 6
PO Box 369
Sheperdsville, KY 40165-0369

RE: Special Use and Variance Applications Received October 10, 2008

Dear Mr. Grant:

This letter is to acknowledge we are in receipt of the above referenced requests.

As we discussed, we need the variance item to go before the Board of Zoning Appeals (BZA) first, then we can go to the Planning Commission for final action on the use request. Because the submittal was received after the cut-off date for getting it on the October BZA meeting agenda, the hearing schedule for these two items shapes up as follows:

Date	Body - Item
Tuesday, November 25, 2008	Board of Zoning Appeals - Hearing for Variance Request
Tuesday, December 2, 2008	Planning Commission - Hearing for Special Use Request

Both bodies conduct business in the Municipal Government Complex – 2nd Floor Commission Chambers – 201 W. Water Street, Piqua, Ohio, beginning at 6:00 P.M. on the date of the hearing. Please make note of the date, time, and location, and plan to be present to speak on behalf of this item. This office will mail a meeting reminder to the attention of the applicant and owner listed on the applications submitted, approximately 10 days in advance of each meeting.

Please contact me if you have any questions concerning this matter.

Thank you,

Chris Schmiesing
City Planner

Bob,

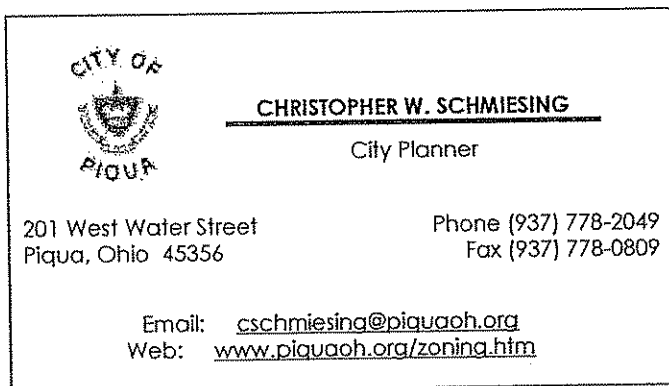
Per our phone conversation I have a 10:00 AM appointment on my calendar to meet with Mr. David Pike next Thursday, November 6th. It is my understanding he will come to this office – 201 W. Water Street, Piqua, OH 45356.

As we discussed, there are several items of information that it would be helpful to have available prior to presenting this item to the Planning Commission and BZA. With reference to your submittal letter, please respond to the following request/comments:

1. Provide copy of license issued by FCC allowing Verizon to operate in Piqua, OH.
2. Provide evidence project will meet FCC emission standards.
3. Design capacity of proposed pole with regards to providing a co-locate opportunity for other wireless service providers.
4. Verizon's policy with regards to providing a co-locate opportunity for other wireless service providers.
5. Description of unique topographical features of the proposed parcel.
6. Map showing existing gap in Verizon network coverage of this area versus the wireless receiving and transmitting coverage area of the proposed facility.
7. Radio frequency engineer's findings concerning minimum service requirements, optimum location, and minimum pole height necessary to remedy existing service deficiencies.
8. List of parcels deemed suitable and compatible for the proposed wireless communications installation. Explanation choosing proposed location versus the others.

Thank you.

Chris Schmiesing





1578 Highway 44 East, Suite 6
P.O. Box 369
Shepherdsville, KY 40165-0369
Phone (502) 955-4400 or (800) 516-4293
Fax (502) 543-4410 or (800) 541-4410

November 5, 2008

VIA HAND DELIVERY

Chris Schmiesing
Planning and Zoning
201 West Water Street
Piqua, Ohio 45356

RE: Supplemental Materials – Wireless Communications Application
Verizon Wireless Site Name: Echo
Location: 415 College St. Piqua, OH 45356

Dear Chris:

On behalf of the applicant, Verizon Wireless, we have enclosed the following additional materials regarding the Application to Construct a Wireless Communications Facility at 415 College St. Piqua, OH 45356 pending before the Board of Zoning Appeals and the Planning Commission:

- 1) FCC license authorizing applicant to operate a wireless communication facility in Piqua, Ohio.
- 2) A report from Ron Hertlein of United Acquisition Services which outlines the applicant's efforts to locate the facility on an existing tall structure. The report also details the efforts on the part of the applicant to locate the facility in an industrial area rather than a residential area.
- 3) Photographs showing the industrial character of the propose location.

Please include this letter and enclosures as a supplement to the Application, and include them in the administrative case file/record for this matter. Thank you for your assistance and do not hesitate to contact us if you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'DA Pike', written over a horizontal line.

David A. Pike
Attorney for Verizon Wireless

enclosures

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: NEW PAR

ATTN: REGULATORY
NEW PAR
1120 SANCTUARY PKWY #150 GASA5REG
ALPHARETTA, GA 30004

Call Sign KNKA344	File Number
Radio Service CL - Cellular	
Market Number CMA040	Channel Block A
Sub-Market Designator 0	

FCC Registration Number (FRN): 0003010816

Market Name Dayton, OH

Grant Date 03-22-2006	Effective Date 05-23-2007	Expiration Date 02-09-2016	Five Yr Build-Out Date	Print Date
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Site Information:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
1	39-38-25.2 N	083-48-53.7 W			
Address: 1262 NEW JASPER/PAINTERSVILLE ROAD					
City: XENIA County: GREENE State: OH Construction Deadline:					

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	92.000	81.000	77.000	76.000	94.000	101.000	106.000	105.000
Transmitting ERP (watts)	95.000	95.000	95.000	95.000	95.000	95.000	95.000	95.000

Conditions:
Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

Licensee Name: NEW PAR

Call Sign: KNKA344

File Number:

Print Date:

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

2 40-01-02.2 N 084-14-45.8 W
Address: 2310 SR-55 WEST
City: TROY County: MIAMI State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	82.000	75.000	80.000	88.000	75.000	73.000	73.000	74.000
Transmitting ERP (watts)	80.000	80.000	80.000	80.000	80.000	80.000	80.000	80.000

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

3 39-53-49.2 N 084-05-14.8 W
Address: 8975 SOUTH SR-201
City: TIPP CITY County: MIAMI State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	94.000	87.000	110.000	109.000	105.000	117.000	87.000	109.000
Transmitting ERP (watts)	100.000	65.000	13.000	0.000	0.000	1.000	14.000	69.000

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

4 39-39-13.2 N 084-00-27.8 W
Address: 1104 SPRING VALLEY/ALPHA ROAD
City: XENIA County: GREENE State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	107.000	83.000	64.000	82.000	107.000	69.000	76.000	88.000
Transmitting ERP (watts)	2.000	19.000	79.000	93.000	36.000	4.000	0.000	0.000
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	107.000	83.000	61.000	83.000	107.000	69.000	76.000	88.000
Transmitting ERP (watts)	1.000	0.000	0.000	5.000	35.000	95.000	79.000	19.000

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

5 39-36-41.2 N 084-16-21.8 W
Address: 5226 SHEPARD RD SHEPARD ROAD
City: MIAMISBURG County: MONTGOMERY State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	81.000	48.000	43.000	61.000	71.000	108.000	77.000	79.000
Transmitting ERP (watts)	2.000	19.000	79.000	93.000	36.000	4.000	0.000	0.000

Licensee Name: NEW PAR

Call Sign: KNKA344

File Number:

Print Date:

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

5 39-36-41.2 N 084-16-21.8 W
Address: 5226 SHEPARD RD SHEPARD ROAD
City: MIAMISBURG County: MONTGOMERY State: OH Construction Deadline:

Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	81.000	48.000	43.000	61.000	71.000	108.000	77.000	79.000
Transmitting ERP (watts)	2.000	19.000	79.000	93.000	36.000	4.000	0.000	0.000

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

6 39-49-45.2 N 084-36-48.8 W
Address: 787 SCHEYING
City: EATON County: PREBLE State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	81.000	111.000	111.000	126.000	111.000	73.000	64.000	63.000
Transmitting ERP (watts)	100.000	100.000	100.000	100.000	100.000	100.000	100.000	100.000

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

7 39-39-10.2 N 084-34-35.8 W
Address: 6401 Quaker Trace Road
City: West Alexandria County: PREBLE State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	60.000	88.000	112.000	75.000	68.000	65.000	57.000	41.000
Transmitting ERP (watts)	85.000	85.000	85.000	85.000	85.000	85.000	85.000	85.000

Location Latitude Longitude Ground Elevation Structure Hgt to Tip Antenna Structure
(meters) (meters) Registration No.

8 39-46-49.2 N 083-53-33.7 W
Address: 777 East Hyde Road
City: Yellow Springs County: GREENE State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	83.000	77.000	62.000	78.000	87.000	126.000	100.000	101.000
Transmitting ERP (watts)	88.000	88.000	88.000	88.000	88.000	88.000	88.000	88.000

Licensee Name: NEW PAR

Call Sign: KNKA344

File Number:

Print Date:

Location Latitude Longitude Ground Elevation (meters) Structure Hgt to Tip (meters) Antenna Structure Registration No.
 9 39-49-38.2 N 084-47-19.8 W 358.1
 Address: 5320 STATE ROUTE, STATE ROUTE 320
 City: NEW PARIS County: PREBLE State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	71.400	53.000	63.000	57.700	70.900	91.200	104.200	82.300
Transmitting ERP (watts)	53.700	151.800	184.700	143.200	50.500	6.300	2.100	5.500

Location Latitude Longitude Ground Elevation (meters) Structure Hgt to Tip (meters) Antenna Structure Registration No.
 10 40-06-45.2 N 084-35-28.8 W
 Address: 5768 Requarth Road
 City: Greenville County: DARKE State: OH Construction Deadline:

Location Latitude Longitude Ground Elevation (meters) Structure Hgt to Tip (meters) Antenna Structure Registration No.
 11 39-34-06.0 N 083-42-25.0 W 327.4
 Address: 3541 ORCHARD GROVE
 City: BOWERSVILLE County: GREENE State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	53.600	68.100	77.800	74.400	57.300	75.300	82.000	76.000
Transmitting ERP (watts)	99.320	57.150	9.710	0.810	0.200	0.750	9.710	57.150
Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	53.600	68.100	77.800	74.400	57.300	75.300	82.000	76.000
Transmitting ERP (watts)	2.220	18.920	78.890	92.690	34.440	4.540	0.210	0.200
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	53.600	68.100	77.800	74.400	57.300	75.300	82.000	76.000
Transmitting ERP (watts)	1.900	0.200	0.200	5.620	35.470	95.460	78.490	19.490

Location Latitude Longitude Ground Elevation (meters) Structure Hgt to Tip (meters) Antenna Structure Registration No.
 12 40-07-21.2 N 084-23-57.8 W 297.1 123.7 1012224
 Address: 10370 W US 36
 City: COVINGTON County: MIAMI State: OH Construction Deadline:

Antenna: 1 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	81.000	84.500	96.200	95.800	83.400	75.300	69.800	76.900
Transmitting ERP (watts)	100.050	57.570	9.780	0.810	0.200	0.760	9.780	57.570

Licensee Name: NEW PAR

Call Sign: KNKA344

File Number:

Print Date:

Location	Latitude	Longitude	Ground Elevation (meters)	Structure Hgt to Tip (meters)	Antenna Structure Registration No.
12	40-07-21.2 N	084-23-57.8 W	297.1	123.7	1012224

Address: 10370 W US 36

City: COVINGTON County: MIAMI State: OH Construction Deadline:

Antenna: 2 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	81.000	84.500	96.200	95.800	83.400	75.300	69.800	76.900
Transmitting ERP (watts)	2.240	19.060	79.470	93.370	34.690	4.570	0.210	0.200
Antenna: 3 Azimuth (from true north)	0	45	90	135	180	225	270	315
Antenna Height AAT (meters)	81.000	84.500	96.200	95.800	83.400	75.300	69.800	76.900
Transmitting ERP (watts)	1.910	0.200	0.200	5.630	35.500	95.540	78.560	19.510

Control Points:

Control Pt. No. 1

Address: 500 Dove Rd.

City: Southlake County: TARRANT State: TX Telephone Number: (800)264-6620

Waivers/Conditions:

THIS AUTHORIZATION IS CONDITIONED ON, AND WITHOUT PREJUDICE TO, RE-EXAMINATION AND RECONSIDERATION OF THE BASIC QUALIFICATIONS OF CELLULAR MOBILE SYSTEMS, A PARTNER IN THE LICENSEE, TO HOLD A LICENSE FOLLOWING A FINAL DECISION IN THE HEARING DESIGNATED I



United Acquisition Services

3960 Brown Park Dr., Ste. I
Hilliard, Ohio 43026
phone 614.850.8966
fax 614.850.8230

November 4, 2008

Robert W. Grant, Esq.
Pike Legal Group, PLLC
1578 Highway East, Suite 6
Shepherdsville, KY 40165

Site Acquisition Synopsis
Echo-DYTN-079

Dear Mr. Grant,

I received the above captioned site assignment on February 2, 2007. On my first visit to the Piqua area, I located the city building on Water St., and found my way to the Planning and Zoning Department and spoke to Mr. Christopher Schmiesing, Supervisor. We looked at the Verizon generated map which showed the design point as $N40^{\circ} 08' 31.79''$ by $W84^{\circ} 15' 6.58''$. These coordinates placed it on the south side of Young St., between Cottage Ave., and Gordon St. We determined that the immediate area of the search area around that location was 99% "R-1" zoning. I was given a Zoning Map of Piqua and one of the immediate area. We discussed whether the city had any city owned property in the area and the suggestion was to look along at the former RR right of way north of Covington Ave. I observed that that area seemed largely R-1 as well. Christopher agreed and indicated that the zoning ordinance preferred towers in "T" zones and the zoning map showed an I-1 district along S. College St. Prior to visiting the area again I did a data search of the FCC database listing of towers in Piqua (see map attached). Thirteen listings appeared of which I plotted seven of the closest including an existing Verizon tower near W. Statler, east of I-75. The only tower close enough to merit consideration was the commercial radio tower at $N40^{\circ} 08' 25''$ by $W84^{\circ} 16' 7''$. Unfortunately, it was determined to be a very light weight tower that would not structurally support Verizon's antenna loading. I visited the other towers on the attached map further west along Rt. 36 and as expected neither was remotely close enough to qualify.

On subsequent visits to Piqua I drove the search area N-S-E&W and looked for parcels large enough to meet §154.125 (c) of the city's ordinance which states that "towers shall be located centrally on a parcel having dimensions equal to the height of the tower to all points on each property line". Parcels of that size were not available. I considered parcels occupied by W.L. Stephen, Inc. and Piqua Box Company, both along the north side of Covington Ave. finding them too small to approximate the setback requirement.

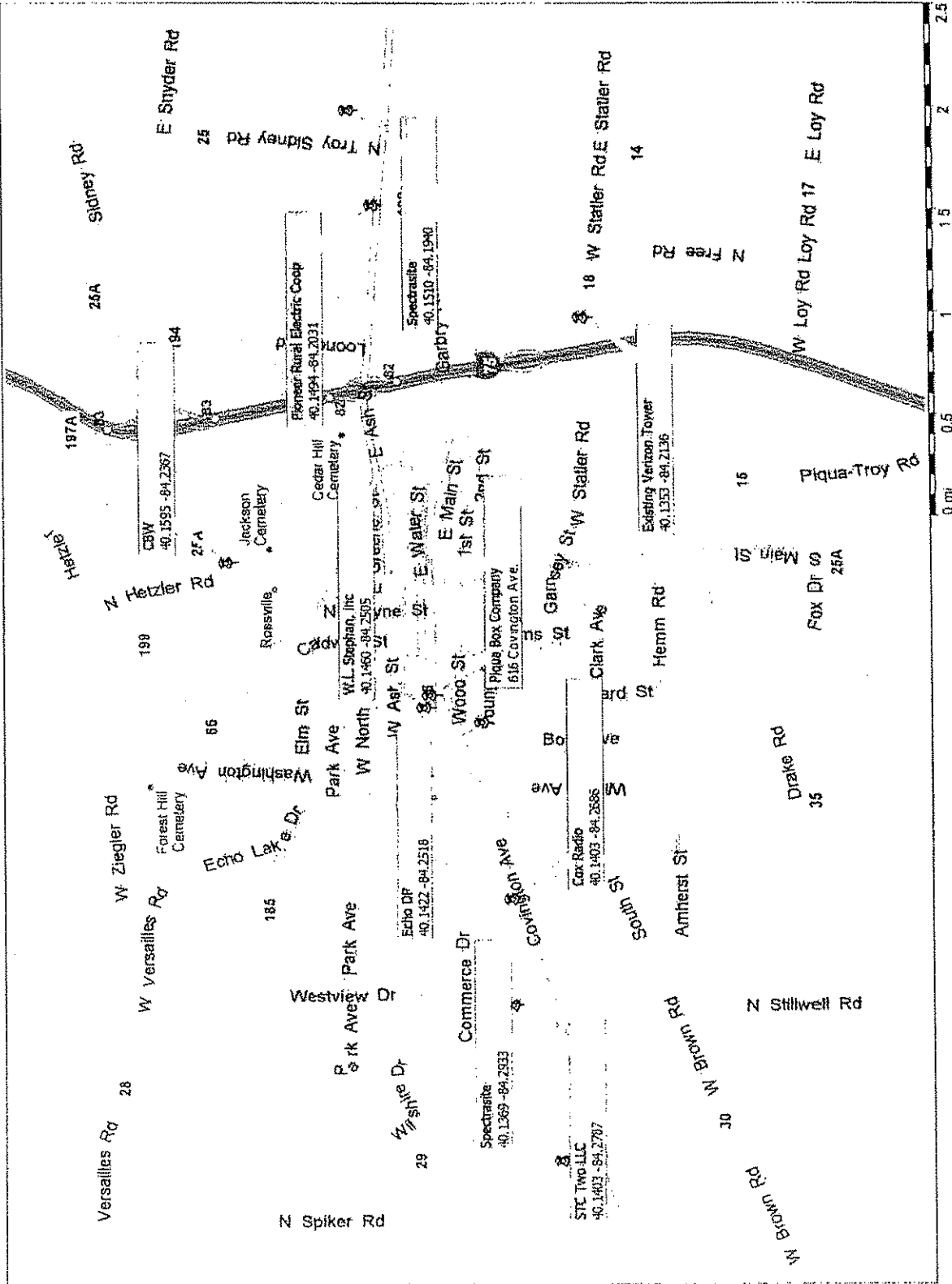
Several parcels along S. College at 415 and 445 seemed to be the closest fit to that objective. I visited with Bill Vogt and Jim Sever at those addresses and both were interested in our proposition. These two parcels were a part of an old industrial complex that took up most of two square city blocks bounded by College, Young, Weber and South Streets. Due to the demolition of some of the structures a large open parking lot along College St. was nominated as two possible sites. Verizon's radio frequency engineers analyzed both parcels and determined that either would qualify in lieu of the initial design point in the "R-1" zoned neighborhood.

Initially, the Sever Realty, LLC parcel was chosen being the larger parcel. Subsequently that parcel was sold to Bill Vogt's Holtvogt, LLC, combining the two parcels together making a single larger track under unitary ownership. A number of outlots have been surveyed and split out of the original property creating numerous odd shaped parcels with peculiar property lines further confusing the setback provision. One visual benefit of the site selected is that the ground equipment and a large portion of the tower will be shielded from view by the existing buildings on the North, East and South sides of the site.

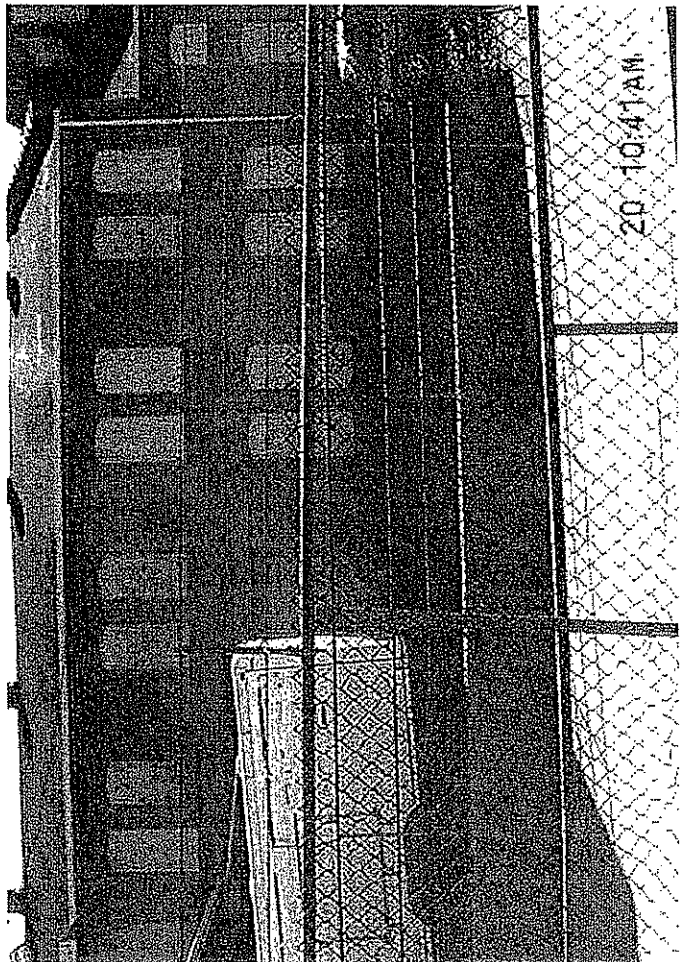
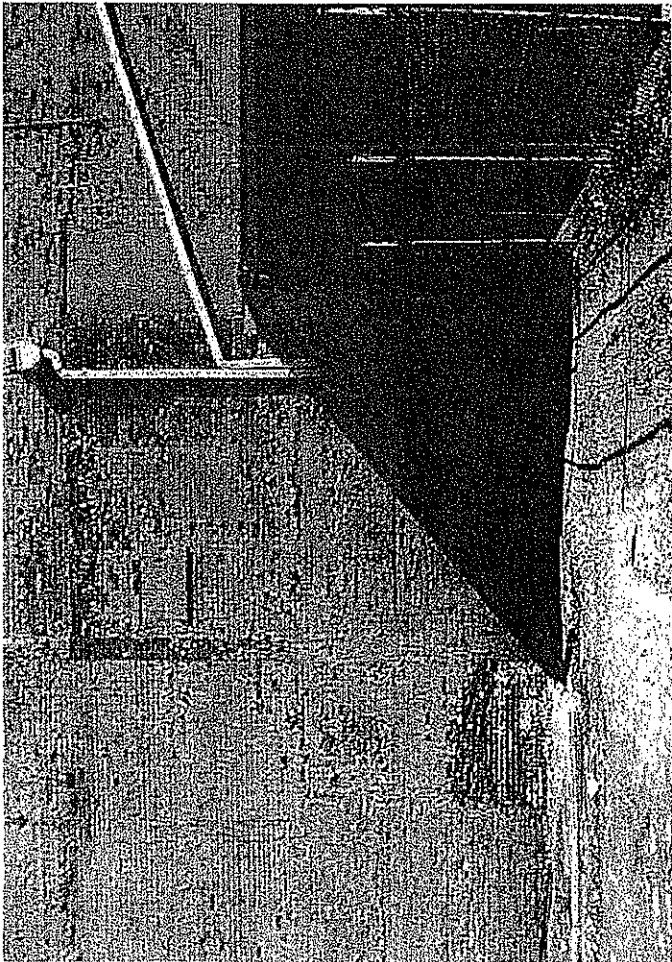
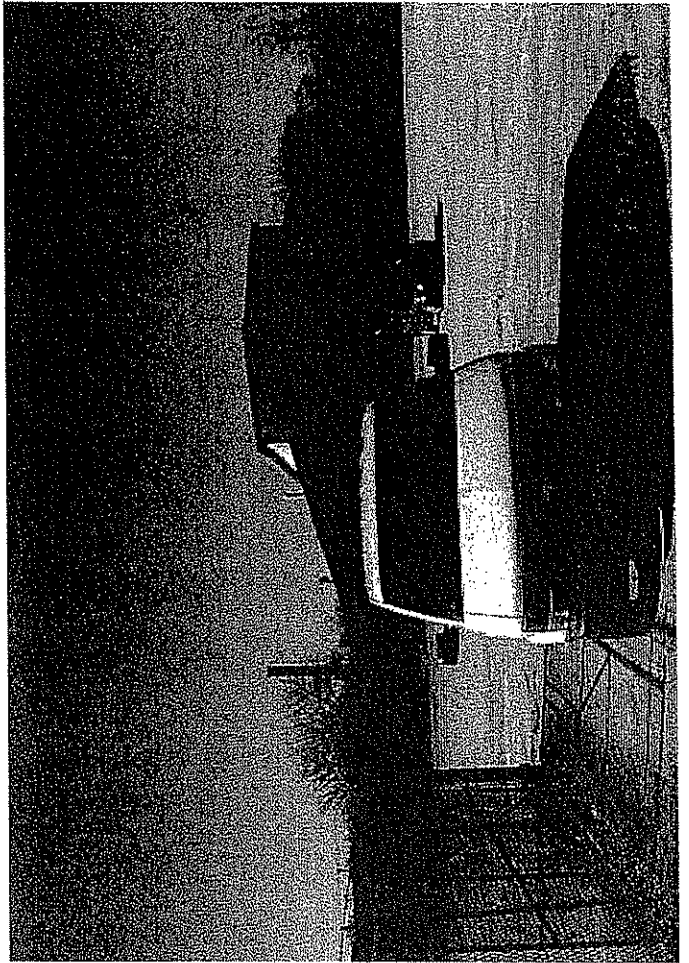
Respectfully,

Ronald C. Hertlein
United Site Acquisition Services, Inc.
agents for Verizon Wireless

Existing towers



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1578 Highway 44 East, Suite 6
P.O. Box 369
Shepherdsville, KY 40165-0369
Phone (502) 955-4400 or (800) 516-4293
Fax (502) 543-4410 or (800) 541-4410

November 7, 2008

VIA FAX AND EXPRESS MAIL

Chris Schmiesing
Planning and Zoning
201 West Water Street
Piqua, Ohio 45356

RE: Supplemental Materials – Wireless Communications Application
Verizon Wireless Site Name: Echo
Location: 415 College St. Piqua, OH 45356

Dear Chris:

On behalf of the applicant, Verizon Wireless, we have enclosed a report from a radio frequency engineer at Verizon Wireless that explains the need for the proposed facility. Please include this letter and enclosures as a supplement to the Application, and include them in the administrative case file/record for the Application to Construct a Wireless Communications Facility at 415 College St. Piqua, OH 45356 pending before the Board of Zoning Appeals and the Planning Commission. Thank you for your assistance and do not hesitate to contact us if you require any further information.

Sincerely,


Robert W. Grant
Attorney for Verizon Wireless

enclosures

RECEIVED

NOV 10 2008

CITY OF PIQUA
DEVELOPMENT OFFICE



The new site proposed at 415 S. College Street in Piqua is required to meet the growing voice and data demands of our customers in the city.

There are three ways to address capacity demands listed in order of preference: add incremental capacity, sectorization, cell split. Sites make use of the FCC licensed spectrum in channels. These channels are added as incremental capacity at the sites up to the allocated spectrum limit. Sectorization divides the capacity into 3 directions so that the licensed spectrum can be used on each sector of the site. Lastly, cell splitting divides the capacity between different cell sites.

As shown in Figure 1, the existing cell site covering Piqua is sectored. Based on our growth projections this site will exhaust its present capacity sometime within the next 2 years. Although the existing site uses 2 sectors to serve the capacity in Piqua, it is 1.75 miles from the served customers. Serving a majority of voice and data traffic at large distances from the site reduces its offered capacity as each customer requires more power to compensate for its distance from the site.

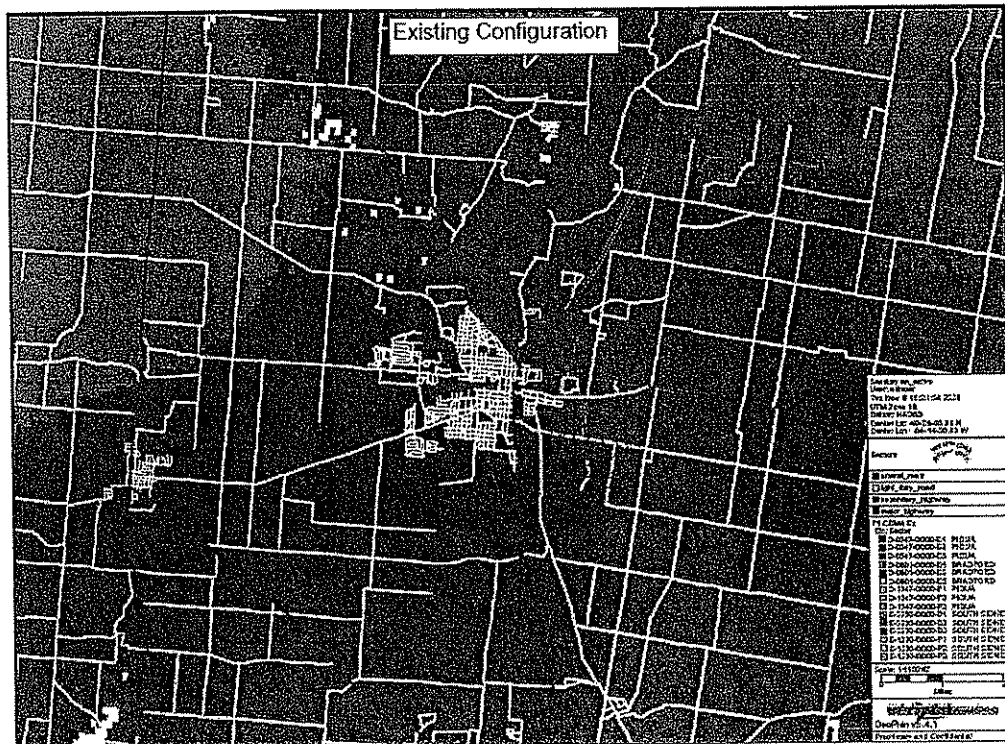


Fig. 1

The location of the proposed site, as shown in Figure 2, maximizes the effect of sectorization and further improves capacity by serving customers at much closer distances. This also helps to improve in-building coverage as well.

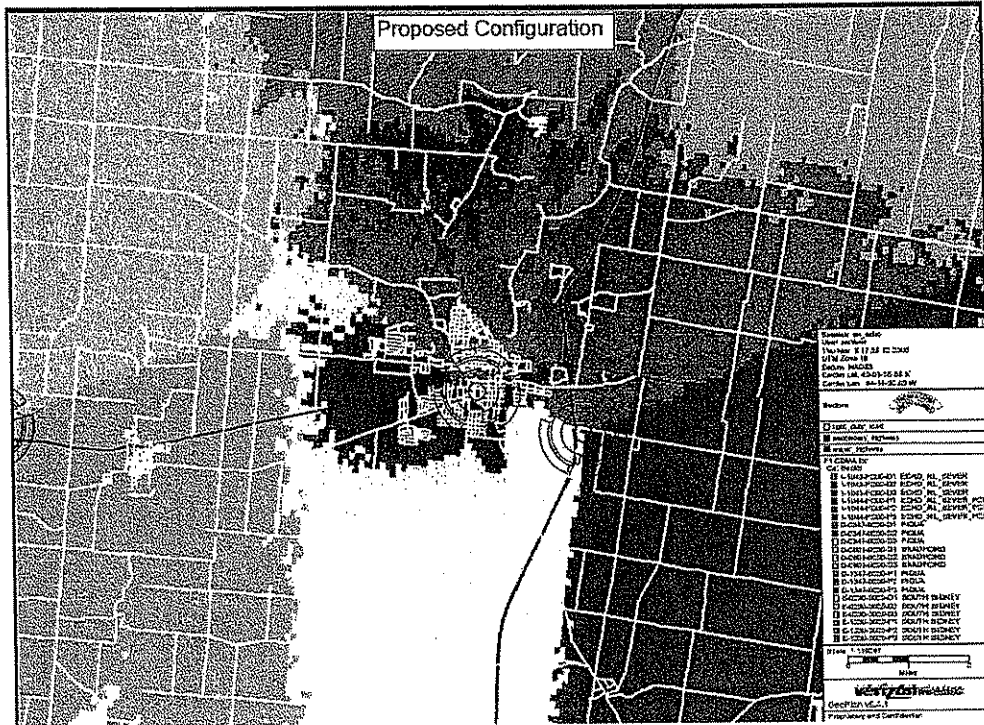


Fig. 2

Eric Nelson
Manager Network System Performance



1578 Highway 44 East, Suite 6
P.O. Box 369
Shepherdsville, KY 40165-0369
Phone (502) 955-4400 or (800) 516-4293
Fax (502) 543-4410 or (800) 541-4410

November 17, 2008

VIA FAX AND EXPRESS MAIL

Chris Schmiesing
Planning and Zoning
201 West Water Street
Piqua, Ohio 45356

RE: Supplemental Materials – Wireless Communications Application
Verizon Wireless Site Name: Echo
Location: 415 College St. Piqua, OH 45356


Dear Chris:

On behalf of the applicant, Verizon Wireless, we have enclosed the following:

- 1) A letter from Verizon Wireless outlining its commitment to collocation. The letter states that the proposed tower is engineered to accommodate at least three wireless carriers. The letter also affirms that if the tower is no longer used for communications purposes it will be dismantled and removed.
- 2) A letter from Verizon Wireless affirming that the proposed facility has been designed and will be constructed and operated in accordance with all applicable codes and regulations including FCC restrictions.

Please include this letter and enclosures as a supplement to the Application, and include them in the administrative case file/record for the Application to Construct a Wireless Communications Facility at 415 College St. Piqua, OH 45356 pending before the Board of Zoning Appeals and the Planning Commission. Thank you for your assistance and do not hesitate to contact us if you require any further information.

Sincerely,


Robert W. Grant
Attorney for Verizon Wireless

enclosures

RECEIVED

NOV 18 2008

CITY OF PIQUA

DEVELOPMENT OFFICE



November 11, 2008

Site Name & ID: Echo / DYTN-079

Site Address: 415 South College Street, Piqua, Ohio 45356 (Miami County).

To Whom It May Concern:

Verizon Wireless avers that the wireless communications facility proposed at the address referenced above has been designed and will be constructed and operated in accordance with all codes and regulations applicable to such facilities.

Verizon Wireless affirms it will restrict its transmissions to the operating frequencies and service area licensed to Verizon Wireless by the Federal Communications Commission.

Verizon Wireless further affirms that it will operate its facility in conformance with all applicable federal requirements for controlling public exposure to radiofrequency energy.

Sincerely,

A handwritten signature in black ink that reads "David M. Minger". The signature is written in a cursive style with a large initial "D".

David M. Minger
Network Real Estate Manager



November 11, 2008

Site Name & ID: Echo / DYTN-079

Site Address: 415 South College Street, Piqua, Ohio 45356 (Miami County).

To Whom It May Concern:

This letter affirms that Verizon Wireless is committed to encouraging the collocation of wireless communication facilities on existing structures, to help minimize the proliferation of tower structures in the built environment.

At the site referenced above, the proposed tower is engineered to accommodate at least three wireless carriers. Verizon Wireless affirms that if this development application is approved, it will make space available on its proposed tower for lease to future co-location tenants, at industry standard rates, so long as the tower (including its then-current and contractually reserved equipment loading) can safely accommodate the static and dynamic stress attributable to such applicant's proposed equipment.¹

Finally, Verizon Wireless further affirms that if and when the tower is no longer used for communications purposes, the structure will be dismantled and removed not later than one hundred eighty (180) days after such use is discontinued.

Sincerely,

A handwritten signature in black ink that reads "David M. Minger". The signature is written in a cursive style with a large, looping initial "D".

David M. Minger
Network Real Estate Manager

¹ The determination of whether an applicant's proposed equipment can safely be accommodated on the tower will be made pursuant to the structural safety requirements of the *Ohio Building Code* that are in effect at the time of the proposed installation.

RESOLUTION No. PC 43-08

WHEREAS, White Oak Construction, on behalf of Little Caesar's Pizza, the lessee of the subject location in the city of Piqua, Ohio, being in a district zoned B (General Business), has submitted a request to permit a restaurant fast food special use of the premise located at Suite 110, 646 W. Water Street; and,

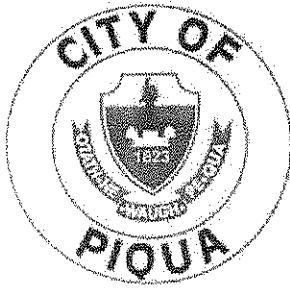
WHEREAS, section 154.066 of the City of Piqua Code of Ordinances provides the procedure for authorizing the special use of a premises by approval of a special use permit request; and,

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

- Will be compatible with the stated intent of the zoning district.
- Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to _____ 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. Jim Oda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bulp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mike Taylor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mrs. Jean Franz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Mark Spoltman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@plquaoh.org

STAFF REPORT

Date: November 21, 2008
To: Planning Commission Members
From: Chris Schmiesing, City Planner
Subject: PC Resolution 43-08

GENERAL INFORMATION

Applicant: White Oak Construction
Owner: Little Caesar's Pizza (lessee)
Location: Suite 110, 646 W. Water Street
Zoning: B General Business
Land Use
Existing: Business and Professional Office; Financial establishment
Proposed: Road Service and Commercial Entertainment; Restaurant, fast food
Request: To permit a restaurant fast food/carryout use of this premise

DISCUSSION/FINDINGS

This request is to authorize the restaurant fast food/carryout special use of the premise. The existing site includes a shared parking facility that provides the off-street parking required by code in accordance with applicable parking regulations. The proposed restaurant/carryout use will not include dine in or delivery options, rather it will be strictly a carryout type operation. This use is consistent with the surrounding retail commercial and services uses and other road service and commercial entertainment use type found in the immediate vicinity.

The zoning code includes criteria to be given specific consideration when determining whether to authorize a special use. The following highlights the criteria described in the code and provides staff's analysis of how this request measures up to those standards.

The proposed special use is compatible with the stated intent of the zoning district?

Staff Analysis: The basic intent of the B zoning district is to provide an integrated collection of structures and uses to serve the basic needs of the community. This location is a part of a larger node of business use activity found in this area and fits well at this location.

STAFF REPORT

Date: November 21, 2008
Subject: PC Resolution 43-08

Page 2

The proposed special use does not threaten the general health, safety, and welfare of the surrounding properties and the adjacent property values will not be negatively affected?

Staff Analysis: The proposed use is less intense than other restaurant fast food uses successfully operating in the area and is not likely to negatively affect the surrounding properties.

The proposed special use is compatible with the general economic development policies of the city?

Staff Analysis: The economic policies of the City encourage productive use activities that contribute positively to the community.

The proposed special use conforms to all other applicable codes and regulations of the city?

Staff Analysis: The improvements found at this site were constructed in accordance with modern zoning and building code standards and conform to such in all regards.

COMPREHENSIVE PLAN

The goals, principles, objectives and strategies described in the Comprehensive Plan are supportive of placing viable business activities in suitable locations within the community.

CONCLUSION

This use at this location does not in any way threaten the general health, welfare, or property values found within the community and is an appropriate use at this location.

RECOMMENDATION

Staff recommends that the Planning Commission **approve** this request.

CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name WHITE OAK CONSTRUCTION Phone 317-243-7140
Applicant's Address 8245 INJLY LANE INDIANAPOLIS IN 46214
2. Owner's Name LITTLE CAESARS PIZZA Phone 313-983-6000 MIKE
ATWELL
Owner's Address 2211 WOODWARD AVENUE DETROIT MICHIGAN 48201 3400
3. Type of legal interest held by applicant NONE
4. Location of Special Use Permit request 645 WEST WATER ST PIQUA, OHIO 45356
A. Legal description (Inlot No. or attach legal description) N/A
B. Address SAME AS # 4
5. Existing zoning B- GENERAL BUSINESS
6. Existing usage VIDEO RENTAL STORE
7. Proposed usage VIDEO RENTAL STORE - CARRY OUT FOOD SERVICE
8. Proposed special usage CARRY OUT FOOD SERVICE
9. No. of plot plans submitted (16 required UNLESS waived) N/A
10. Describe the reason for the requested special use:
CARRY OUT FOOD SERVICE

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant [Signature] Date Nov 20th 2008

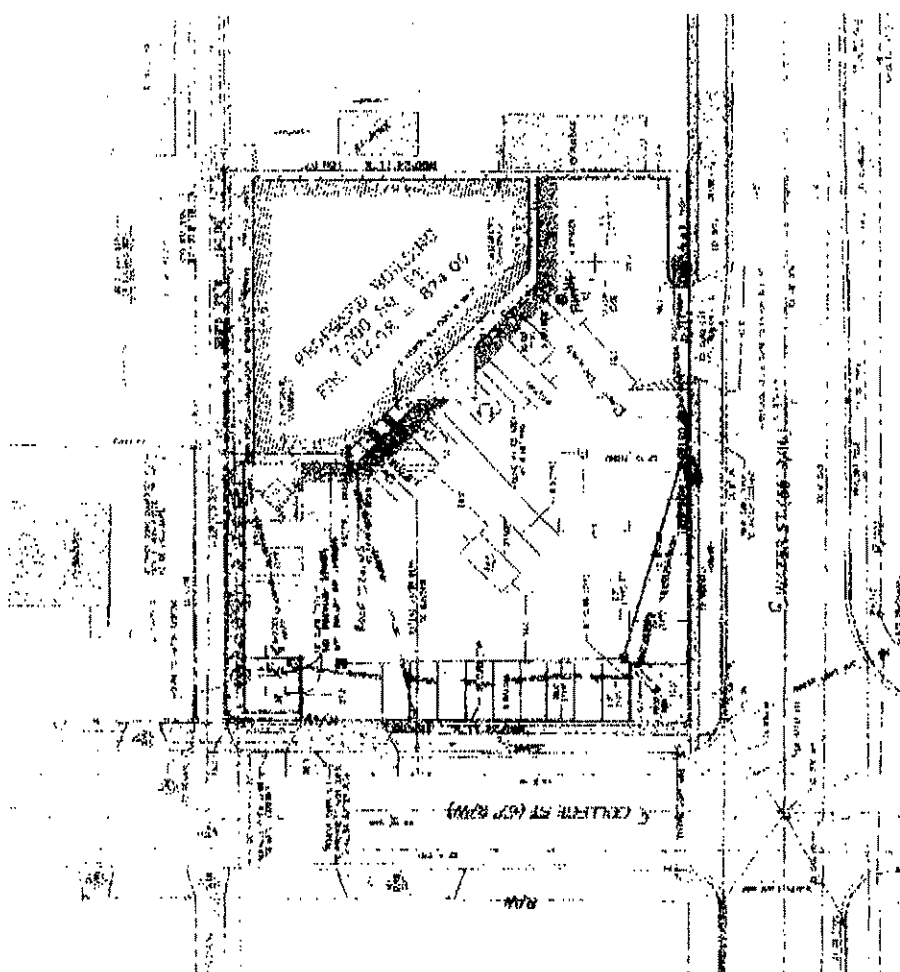
Signature of Owner [Signature] Date 11/20/08

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

OFFICE USE ONLY

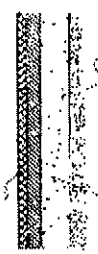
\$100.00 Fee Paid _____ Date Fee Paid _____
Receipt No _____ P.C. Res. No. _____

SITE DIMENSION PLAN

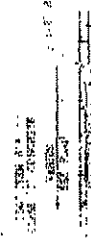


VAN HORN, HOWARD & ASSOCIATES, INC.
 2100 BROADWAY, SUITE 200
 NEW YORK, NY 10008
 TEL: (212) 691-1000
 FAX: (212) 691-1001

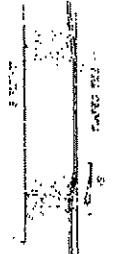
TYPICAL
 CONCRETE CURB



FULL DEPTH
 PAYMENT SECTION



COMBINATION CURB &
 WALK DETAIL



RAISED CURB

REVISIONS
 1. 11/20/08 - SEE SHEET 101 FOR
 2. 11/20/08 - SEE SHEET 101 FOR
 3. 11/20/08 - SEE SHEET 101 FOR

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED

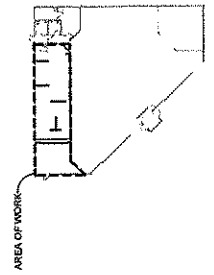
DMXDT
 NOV 20 2008
 BY: [Signature]


LEASE SPACE

PIQUA, OH

Little Caesar Enterprises, Inc.
 2211 WOODWARD AVENUE DETROIT, MICHIGAN 48201-3400
 (313) 983 - 6000

645 W. Water St.
 Piqua, OH 45356

Sheet Index	
T101	TITLE SHEET
D101	DEMOLITION PLAN
A101	ARCHITECTURAL FLOOR PLAN
A102	EQUIPMENT PLAN
A201	ELEVATIONS
A202	BLUE LINE PLAN
M101	MECHANICAL PLANS
E101	ELECTRICAL & LIGHTING PLAN
P101	PLUMBING PLAN
<p>AREA OF WORK</p> 	
Key Plan	

<p>Code Review Summary</p> <p>2003 IBC, 2005 OBC, 2005 OTC, 2005 OMC, 2005 NEC, 2005 OTC</p> <p>USE GROUP: Business, B</p> <p>STORIES: 1 STORY</p> <p>LEASE SPACE AREA: 1,610 SF</p> <p>LEASE OCCUPANCY LOAD: 12 PEOPLE</p> <p>UNOCCUPIED AREAS: 248 SQ FT</p> <p>KITCHEN AREA: 324.5 PEOPLE</p> <p>TOTAL OCCUPANCY LOAD = 12 PEOPLE</p> <p>TYPE OF CONSTRUCTION: TYPE -IB- UNPROTECTED</p>	<p>Architect</p>  <p>RSTO Winthelm 62 Commerce St. Grand Rapids, Michigan 49503 Tel: 616-451-4272 Fax: 616-451-4273 www.rstowinthelm.com rstowinthelm.com</p>	<p>Contractor</p> <p>1000 Oak Creek Road Piqua, OH 45356 Phone: 937-766-4614 Fax: 937-763-5840 Contact: Jeff Stoen</p>
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Scope of Work

1. DEMOLITION TO INCLUDE: REMOVAL OF CONCRETE FLOOR FOR PLUMBING CONNECTION, REMOVAL OF A PORTION OF THE REAR WALL FOR A NEW EGRESS DOOR.

2. ELECTRICAL - CONNECT NEW LOADS AS INDICATED TO EXISTING 200A.3 PHASE PANEL.

3. CLEAN SLAB READY FOR NEW FLOOR COVERINGS.

4. MECHANICAL - REROUTE DUCTWORK FROM 2 EXISTING FURNACES, PROVIDE MAINTENANCE FOR FURNACES, INSTALL 3 TON MAKEUP AIR UNIT AND CONDENSER TO NEW FLOOR.

5. PLUMBING - CONNECT NEW SINKS AND FLOOR DRAINS TO EXISTING WATER AND SANITARY. INSTALL SINKS, WATER HEATER, GAS PIPING, ETC.

6. REPLACE ANY DAMAGED TILES AND GRID FROM THE REMOVAL OF EXISTING FOR NEW DEMISING WALL.

7. EXISTING LIGHTING WHOLLY WITHIN DENISED SPACE TO BE RELOCATED & REPLACED AS NECESSARY PER SHEET E101.

PROJECT	T1000
REVISION	01/2008
DATE	01/2008
DESIGNER	WINTHELM
CHECKER	WINTHELM
DATE	01/2008

RSTO Winthelm LLC
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 Grand Rapids, Michigan 49503
 Tel: 616-451-4272
 Fax: 616-451-4273
 www.rstowinthelm.com



SJAL
 PROJECT NUMBER: 24201A
 TITLE SHEET

T101

Little Caesar Enterprises, Inc.
 2211 WOODWARD AVENUE DETROIT, MICHIGAN 48201-3400
 (313) 983 -- 6000

645 W. Water St
 Piqua, OH 45356

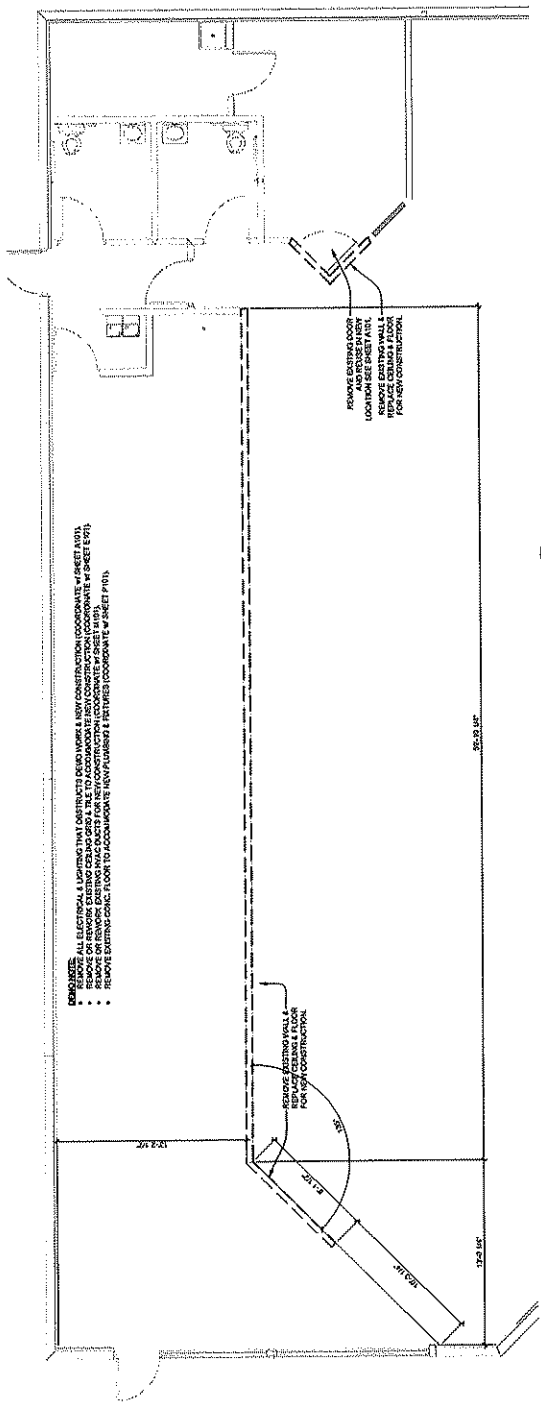


DATE	1/11/06
ISSUED FOR	1/11/06
REVIEW	1/11/06
REVISION	1/11/06
PERMITS	1/11/06



SAN
 PROJECT NUMBER 254314E
 SHEET TITLE FLOOR PLAN

D101



NOTES: ALL ELECTRICAL & LIGHTING THAT OBSTRUCTS DEMO WORK & NEW CONSTRUCTION (COORDINATE W/ SHEET A011).
 • REMOVE OR REPAIR EXISTING CEILING & TILE TO ACCOMMODATE NEW CONSTRUCTION (COORDINATE W/ SHEET E011).
 • REMOVE EXISTING CONC. FLOOR TO ACCOMMODATE NEW FLOORING & FINISHES (COORDINATE W/ SHEET F011).
 • REMOVE EXISTING WALLS & PARTITIONS TO ACCOMMODATE NEW CONSTRUCTION (COORDINATE W/ SHEET P011).

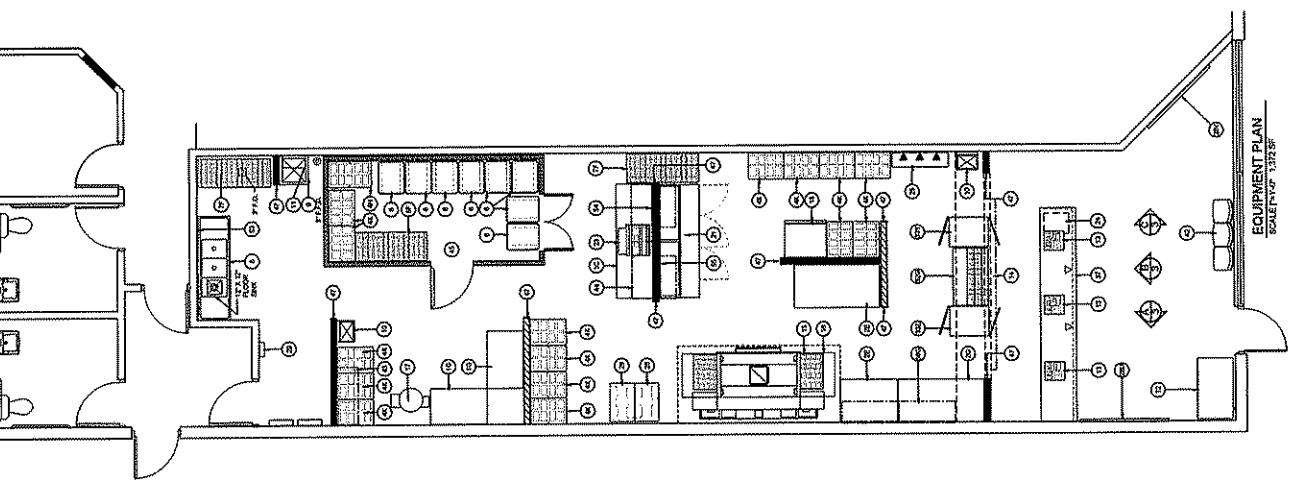
REMOVE EXISTING DOOR
 REMOVE EXISTING WALL &
 LOCATIONS SEE SHEET A011
 REMOVE EXISTING WALL &
 PARTITION WALL
 FOR NEW CONSTRUCTION

REMOVE EXISTING WALL &
 PARTITION WALL
 FOR NEW CONSTRUCTION

1 DEMO/RELOCATION PLAN
 D101 SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE (INDICATES EQUIPMENT CALLOUT)

4' 1/2" R. 1/8" C. 1/8" D. 1/4" E. 1/2" F. 5/8" G. 3/4" H. 1" J. 1 1/4" K. 1 1/2" L. 2" M. 2 1/2" N. 3" O. 3 1/2" P. 4" Q. 4 1/2" R. 5" S. 5 1/2" T. 6" U. 6 1/2" V. 7" W. 7 1/2" X. 8" Y. 8 1/2" Z. 9" AA. 9 1/2" AB. 10" AC. 10 1/2" AD. 11" AE. 11 1/2" AF. 12" AG. 12 1/2" AH. 13" AI. 13 1/2" AJ. 14" AK. 14 1/2" AL. 15" AM. 15 1/2" AN. 16" AO. 16 1/2" AP. 17" AQ. 17 1/2" AR. 18" AS. 18 1/2" AT. 19" AU. 19 1/2" AV. 20" AW. 20 1/2" AX. 21" AY. 21 1/2" AZ. 22" BA. 22 1/2" BB. 23" BC. 23 1/2" BD. 24" BE. 24 1/2" BF. 25" BG. 25 1/2" BH. 26" BI. 26 1/2" BJ. 27" BK. 27 1/2" BL. 28" BM. 28 1/2" BN. 29" BO. 29 1/2" BP. 30" BQ. 30 1/2" BR. 31" BS. 31 1/2" BT. 32" BU. 32 1/2" BV. 33" BW. 33 1/2" BX. 34" BY. 34 1/2" BZ. 35" CA. 35 1/2" CB. 36" CC. 36 1/2" CD. 37" CE. 37 1/2" CF. 38" CG. 38 1/2" CH. 39" CI. 39 1/2" CJ. 40" CK. 40 1/2" CL. 41" CM. 41 1/2" CN. 42" CO. 42 1/2" CP. 43" CQ. 43 1/2" CR. 44" CS. 44 1/2" CT. 45" CU. 45 1/2" CV. 46" CW. 46 1/2" CX. 47" CY. 47 1/2" CZ. 48" DA. 48 1/2" DB. 49" DC. 49 1/2" DD. 50" DE. 50 1/2" DF. 51" DG. 51 1/2" DH. 52" DI. 52 1/2" DJ. 53" DK. 53 1/2" DL. 54" DM. 54 1/2" DN. 55" DO. 55 1/2" DP. 56" DQ. 56 1/2" DR. 57" DS. 57 1/2" DT. 58" DU. 58 1/2" DV. 59" DW. 59 1/2" DX. 60" DY. 60 1/2" DZ. 61" EA. 61 1/2" EB. 62" EC. 62 1/2" ED. 63" EE. 63 1/2" EF. 64" EG. 64 1/2" EH. 65" EI. 65 1/2" EJ. 66" EK. 66 1/2" EL. 67" EM. 67 1/2" EN. 68" EO. 68 1/2" EP. 69" EQ. 69 1/2" ER. 70" ES. 70 1/2" ET. 71" EU. 71 1/2" EV. 72" EW. 72 1/2" EX. 73" EY. 73 1/2" EZ. 74" FA. 74 1/2" FB. 75" FC. 75 1/2" FD. 76" FE. 76 1/2" FF. 77" FG. 77 1/2" FH. 78" FI. 78 1/2" FJ. 79" FK. 79 1/2" FL. 80" FM. 80 1/2" FN. 81" FO. 81 1/2" FP. 82" FQ. 82 1/2" FR. 83" FS. 83 1/2" FT. 84" FU. 84 1/2" FV. 85" FW. 85 1/2" FX. 86" FY. 86 1/2" FZ. 87" GA. 87 1/2" GB. 88" GC. 88 1/2" GD. 89" GE. 89 1/2" GF. 90" GG. 90 1/2" GH. 91" GI. 91 1/2" GJ. 92" GK. 92 1/2" GL. 93" GM. 93 1/2" GN. 94" GO. 94 1/2" GP. 95" GQ. 95 1/2" GR. 96" GS. 96 1/2" GT. 97" GU. 97 1/2" GV. 98" GW. 98 1/2" GX. 99" GY. 99 1/2" GZ. 100" HA. 100 1/2" HB. 101" HC. 101 1/2" HD. 102" HE. 102 1/2" HF. 103" HG. 103 1/2" HH. 104" HI. 104 1/2" HJ. 105" HK. 105 1/2" HL. 106" HM. 106 1/2" HN. 107" HO. 107 1/2" HP. 108" HQ. 108 1/2" HR. 109" HS. 109 1/2" HT. 110" HU. 110 1/2" HV. 111" HW. 111 1/2" HX. 112" HY. 112 1/2" HZ. 113" IA. 113 1/2" IB. 114" IC. 114 1/2" ID. 115" IE. 115 1/2" IF. 116" IG. 116 1/2" IH. 117" II. 117 1/2" IJ. 118" IK. 118 1/2" IL. 119" IM. 119 1/2" IN. 120" IO. 120 1/2" IP. 121" IQ. 121 1/2" IR. 122" IS. 122 1/2" IT. 123" IU. 123 1/2" IV. 124" IW. 124 1/2" IX. 125" IY. 125 1/2" IZ. 126" JA. 126 1/2" JB. 127" JC. 127 1/2" JD. 128" JE. 128 1/2" JF. 129" JG. 129 1/2" JH. 130" JI. 130 1/2" JJ. 131" JK. 131 1/2" JL. 132" JM. 132 1/2" JN. 133" JO. 133 1/2" JP. 134" JQ. 134 1/2" JR. 135" JS. 135 1/2" JT. 136" JU. 136 1/2" JV. 137" JW. 137 1/2" JX. 138" JY. 138 1/2" JZ. 139" KA. 139 1/2" KB. 140" KC. 140 1/2" KD. 141" KE. 141 1/2" KF. 142" KG. 142 1/2" KH. 143" KI. 143 1/2" KJ. 144" KK. 144 1/2" KL. 145" KM. 145 1/2" KN. 146" KO. 146 1/2" KP. 147" KQ. 147 1/2" KR. 148" KS. 148 1/2" KT. 149" KU. 149 1/2" KV. 150" KW. 150 1/2" KX. 151" KY. 151 1/2" KZ. 152" LA. 152 1/2" LB. 153" LC. 153 1/2" LD. 154" LE. 154 1/2" LF. 155" LG. 155 1/2" LH. 156" LI. 156 1/2" LJ. 157" LK. 157 1/2" LL. 158" LM. 158 1/2" LN. 159" LO. 159 1/2" LP. 160" LQ. 160 1/2" LR. 161" LS. 161 1/2" LT. 162" LU. 162 1/2" LV. 163" LW. 163 1/2" LX. 164" LY. 164 1/2" LZ. 165" MA. 165 1/2" MB. 166" MC. 166 1/2" MD. 167" ME. 167 1/2" MF. 168" MG. 168 1/2" MH. 169" MI. 169 1/2" MJ. 170" MK. 170 1/2" ML. 171" MM. 171 1/2" MN. 172" MO. 172 1/2" MP. 173" MQ. 173 1/2" MR. 174" MS. 174 1/2" MT. 175" MU. 175 1/2" MV. 176" MW. 176 1/2" MX. 177" MY. 177 1/2" MZ. 178" NA. 178 1/2" NB. 179" NC. 179 1/2" ND. 180" NE. 180 1/2" NF. 181" NG. 181 1/2" NH. 182" NI. 182 1/2" NJ. 183" NK. 183 1/2" NL. 184" NM. 184 1/2" NN. 185" NO. 185 1/2" NP. 186" NQ. 186 1/2" NR. 187" NS. 187 1/2" NT. 188" NU. 188 1/2" NV. 189" NW. 189 1/2" NX. 190" NY. 190 1/2" NZ. 191" OA. 191 1/2" OB. 192" OC. 192 1/2" OD. 193" OE. 193 1/2" OF. 194" OG. 194 1/2" OH. 195" OI. 195 1/2" OJ. 196" OK. 196 1/2" OL. 197" OM. 197 1/2" ON. 198" OO. 198 1/2" OP. 199" OQ. 199 1/2" OR. 200" OS. 200 1/2" OT. 201" OU. 201 1/2" OV. 202" OW. 202 1/2" OX. 203" OY. 203 1/2" OZ. 204" PA. 204 1/2" PB. 205" PC. 205 1/2" PD. 206" PE. 206 1/2" PF. 207" PG. 207 1/2" PH. 208" PI. 208 1/2" PJ. 209" PK. 209 1/2" PL. 210" PM. 210 1/2" PN. 211" PO. 211 1/2" PP. 212" PQ. 212 1/2" PR. 213" PS. 213 1/2" PT. 214" PU. 214 1/2" PV. 215" PW. 215 1/2" PX. 216" PY. 216 1/2" PZ. 217" QA. 217 1/2" QB. 218" QC. 218 1/2" QD. 219" QE. 219 1/2" QF. 220" QG. 220 1/2" QH. 221" QI. 221 1/2" QJ. 222" QK. 222 1/2" QL. 223" QM. 223 1/2" QN. 224" QO. 224 1/2" QP. 225" QQ. 225 1/2" QR. 226" QS. 226 1/2" QT. 227" QU. 227 1/2" QV. 228" QW. 228 1/2" QX. 229" QY. 229 1/2" QZ. 230" RA. 230 1/2" RB. 231" RC. 231 1/2" RD. 232" RE. 232 1/2" RF. 233" RG. 233 1/2" RH. 234" RI. 234 1/2" RJ. 235" RK. 235 1/2" RL. 236" RM. 236 1/2" RN. 237" RO. 237 1/2" RP. 238" RQ. 238 1/2" RR. 239" RS. 239 1/2" RT. 240" RU. 240 1/2" RV. 241" RW. 241 1/2" RX. 242" RY. 242 1/2" RZ. 243" SA. 243 1/2" SB. 244" SC. 244 1/2" SD. 245" SE. 245 1/2" SF. 246" SG. 246 1/2" SH. 247" SI. 247 1/2" SJ. 248" SK. 248 1/2" SL. 249" SM. 249 1/2" SN. 250" SO. 250 1/2" SP. 251" SQ. 251 1/2" SR. 252" SS. 252 1/2" ST. 253" SU. 253 1/2" SV. 254" SW. 254 1/2" SX. 255" SY. 255 1/2" SZ. 256" TA. 256 1/2" TB. 257" TC. 257 1/2" TD. 258" TE. 258 1/2" TF. 259" TG. 259 1/2" TH. 260" TI. 260 1/2" TJ. 261" TK. 261 1/2" TL. 262" TM. 262 1/2" TN. 263" TO. 263 1/2" TP. 264" TQ. 264 1/2" TR. 265" TS. 265 1/2" TT. 266" TU. 266 1/2" TV. 267" TW. 267 1/2" TX. 268" TY. 268 1/2" TZ. 269" UA. 269 1/2" UB. 270" UC. 270 1/2" UD. 271" UE. 271 1/2" UF. 272" UG. 272 1/2" UH. 273" UI. 273 1/2" UJ. 274" UK. 274 1/2" UL. 275" UM. 275 1/2" UN. 276" UO. 276 1/2" UP. 277" UQ. 277 1/2" UR. 278" US. 278 1/2" UT. 279" UY. 279 1/2" UZ. 280" VA. 280 1/2" VB. 281" VC. 281 1/2" VD. 282" VE. 282 1/2" VF. 283" VG. 283 1/2" VH. 284" VI. 284 1/2" VJ. 285" VK. 285 1/2" VL. 286" VM. 286 1/2" VN. 287" VO. 287 1/2" VP. 288" VQ. 288 1/2" VR. 289" VS. 289 1/2" VT. 290" VU. 290 1/2" VV. 291" VW. 291 1/2" VX. 292" VY. 292 1/2" VZ. 293" WA. 293 1/2" WB. 294" WC. 294 1/2" WD. 295" WE. 295 1/2" WF. 296" WG. 296 1/2" WH. 297" WI. 297 1/2" WJ. 298" WK. 298 1/2" WL. 299" WM. 299 1/2" WN. 300" WO. 300 1/2" WP. 301" WQ. 301 1/2" WR. 302" WS. 302 1/2" WT. 303" WU. 303 1/2" WV. 304" WW. 304 1/2" WX. 305" WY. 305 1/2" WZ. 306" XA. 306 1/2" XB. 307" XC. 307 1/2" XD. 308" XE. 308 1/2" XF. 309" XG. 309 1/2" XH. 310" XI. 310 1/2" XJ. 311" XK. 311 1/2" XL. 312" XM. 312 1/2" XN. 313" XO. 313 1/2" XP. 314" XQ. 314 1/2" XR. 315" XS. 315 1/2" XT. 316" XU. 316 1/2" XV. 317" XW. 317 1/2" XX. 318" XY. 318 1/2" XZ. 319" YA. 319 1/2" YB. 320" YC. 320 1/2" YD. 321" YE. 321 1/2" YF. 322" YG. 322 1/2" YH. 323" YI. 323 1/2" YJ. 324" YK. 324 1/2" YL. 325" YM. 325 1/2" YN. 326" YO. 326 1/2" YP. 327" YQ. 327 1/2" YR. 328" YS. 328 1/2" YT. 329" YU. 329 1/2" YV. 330" YW. 330 1/2" YX. 331" YY. 331 1/2" YZ. 332" ZA. 332 1/2" ZB. 333" ZC. 333 1/2" ZD. 334" ZE. 334 1/2" ZF. 335" ZG. 335 1/2" ZH. 336" ZI. 336 1/2" ZJ. 337" ZK. 337 1/2" ZL. 338" ZM. 338 1/2" ZN. 339" ZO. 339 1/2" ZP. 340" ZQ. 340 1/2" ZR. 341" ZS. 341 1/2" ZT. 342" ZU. 342 1/2" ZV. 343" ZW. 343 1/2" ZX. 344" ZY. 344 1/2" ZZ. 345

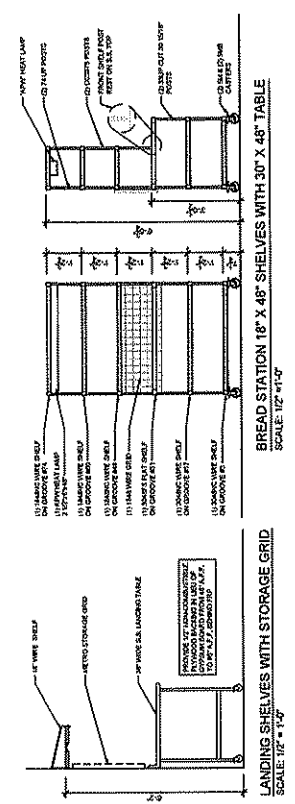


Live Coast Enterprises, Inc.
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 Piqua, OH 45358

Winkelmann
 42 Commerce Drive
 Piqua, OH 45358
 Phone: (937) 772-2222
 Fax: (937) 772-2222
 The Winkelmann Group is a Division of Winkelmann & Company, Inc.

SEAL PROJECT NUMBER: 225844
 EQUIPMENT PLAN

A102



BREAD STATION 18" X 48" SHELVES WITH 30" X 48" TABLE
 SCALE: 1/2" = 1'-0"

LANDING SHELVES WITH STORAGE GRID
 SCALE: 1/2" = 1'-0"

Little Caesar Enterprises, Inc.
 2211 WOODWARD AVENUE DETROIT MICHIGAN 48201-3400
 (313) 983 - 6000

645 W. Water St.
 Piqua, OH 45356



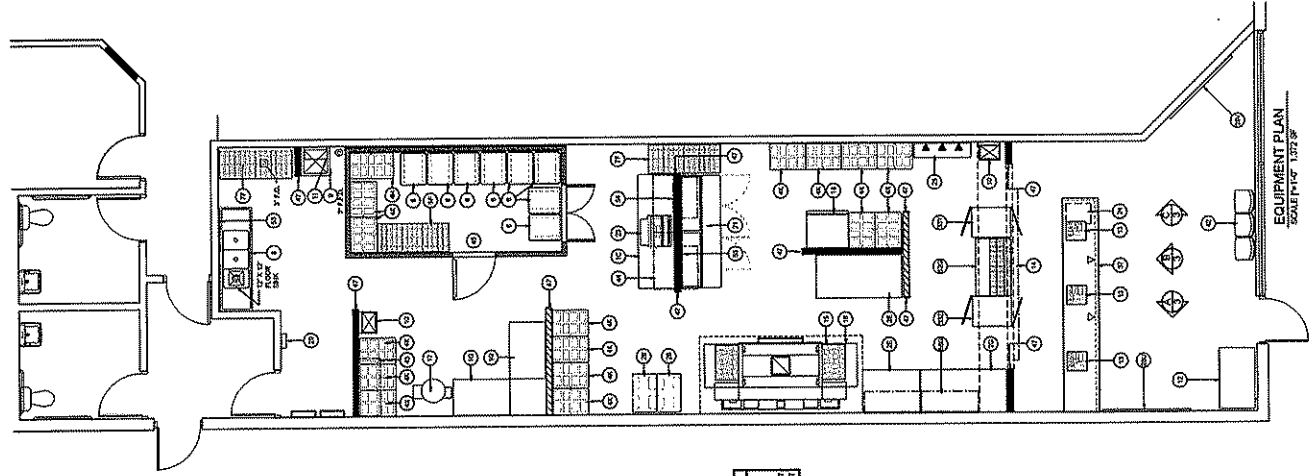
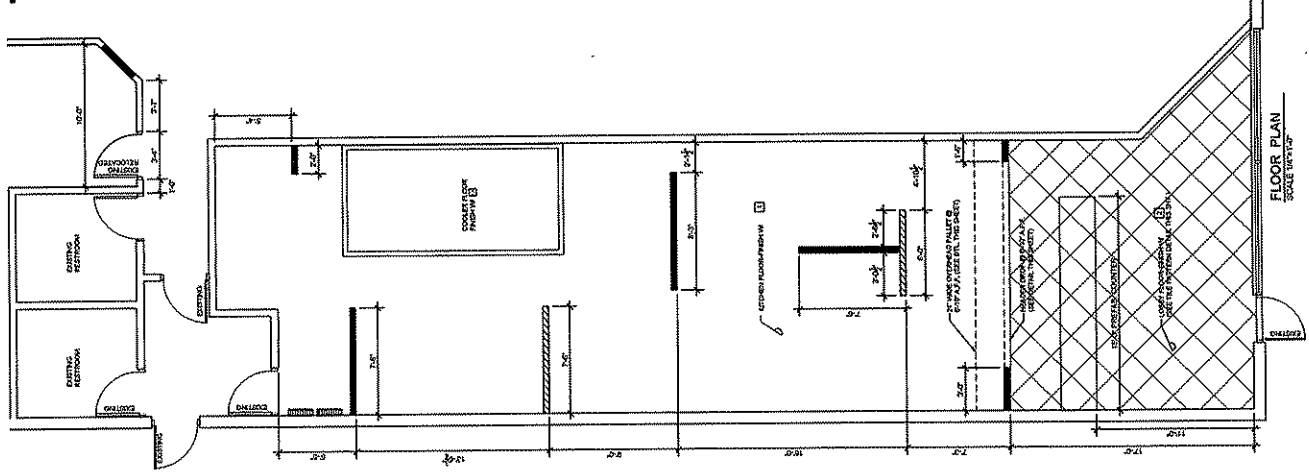
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
APPROVED	DATE
PROJECT NO.	
TASKED NO.	
REVISION	
DATE	
BY	
DATE	

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 www.winkelmann.com



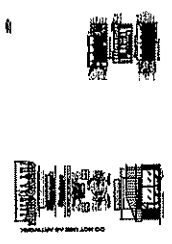
SEAL
 PRODUCT NUMBER: 2200154
 BLVD LINE PLAN

A202



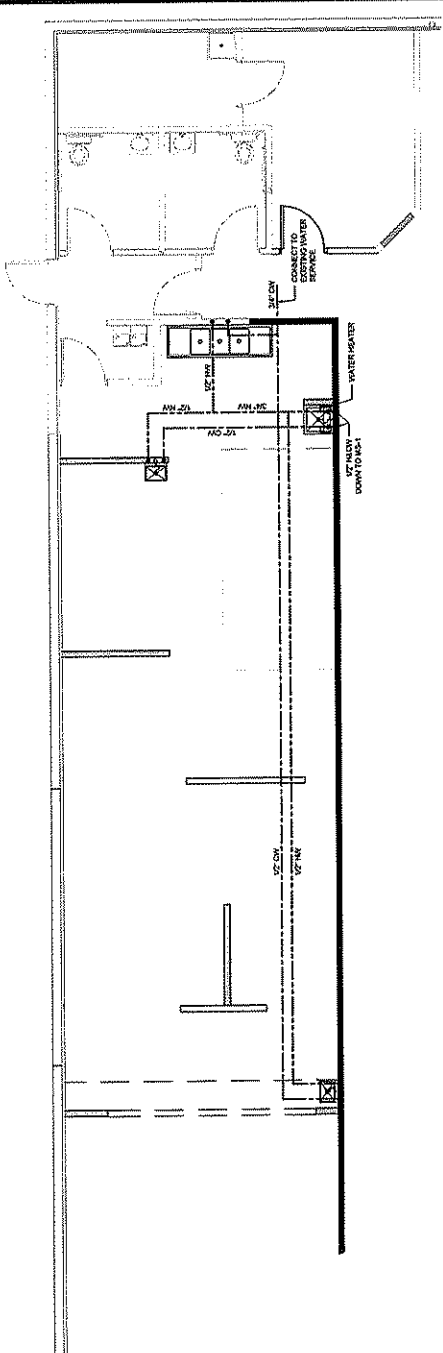
FLOOR PLAN
 SCALE 1/4" = 1'-0"

EQUIPMENT PLAN
 SCALE 1/4" = 1'-0"

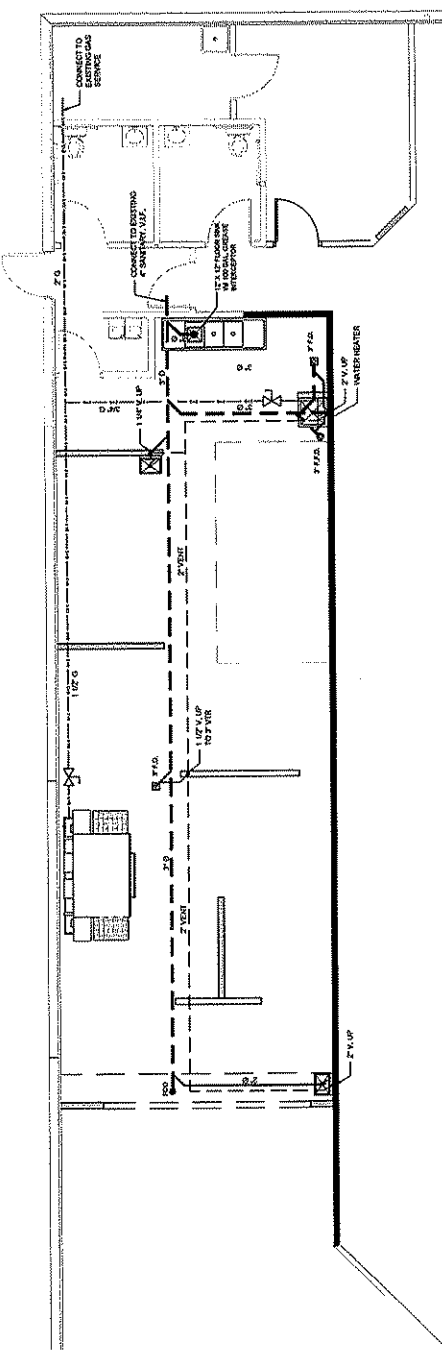
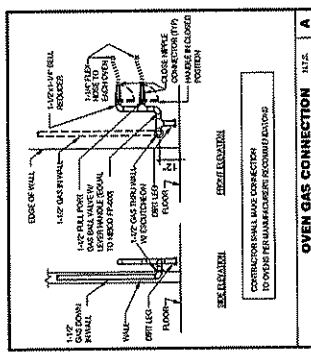


BLUESHEET FINISH QUANTITY INFORMATION

CEILING FLOORING	• SQ	SQ. FT. ACTUAL
FLOOR FLOORING	• SQ	SQ. FT. ACTUAL
WALL TILE	• SF	SQ. FT. ACTUAL
WALL STRIPS	• LF	ACTUAL LENGTH FEET
	• SF	ACTUAL SURFACE FEET



2 PLUMBING PLAN
SCALE: 1/8" = 1'-0"



1 SANITARY PLUMBING PLAN
SCALE: 1/8" = 1'-0"

General Notes

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO COMMENCING WORK.
- ALL WORK IS TO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ETC., PRESSURE PIPE, SMASH, AND ANY OTHER APPLICABLE CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE PRIOR TO COMMENCING WORK.
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Plumbing Notes

- PIPE AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL WATER PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL WATER PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL GAS PIPING SHALL BE TYPE B BLACK IRON PIPE WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL GAS PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL STEAM PIPING SHALL BE SCHEDULE 40 STEEL PIPE WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL STEAM PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL CONDENSATE PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL CONDENSATE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL VENT PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL VENT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL WASTE PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL WASTE PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL TRAP PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL TRAP PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL SINK PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL SINK PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).
- ALL TOILET PIPING SHALL BE TYPE L COPPER WITH 45 DEGREE ELBOWS AND 90 DEGREE ELBOWS. ALL TOILET PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC).

Equipment Schedule

ITEM	DESCRIPTION	QUANTITY	UNIT
1	WATER HEATER	1	EA
2	WATER SINK	1	EA
3	WATER TOILET	1	EA
4	WATER SINK	1	EA
5	WATER TOILET	1	EA
6	WATER SINK	1	EA
7	WATER TOILET	1	EA
8	WATER SINK	1	EA
9	WATER TOILET	1	EA
10	WATER SINK	1	EA
11	WATER TOILET	1	EA
12	WATER SINK	1	EA
13	WATER TOILET	1	EA
14	WATER SINK	1	EA
15	WATER TOILET	1	EA
16	WATER SINK	1	EA
17	WATER TOILET	1	EA
18	WATER SINK	1	EA
19	WATER TOILET	1	EA
20	WATER SINK	1	EA
21	WATER TOILET	1	EA
22	WATER SINK	1	EA
23	WATER TOILET	1	EA
24	WATER SINK	1	EA
25	WATER TOILET	1	EA
26	WATER SINK	1	EA
27	WATER TOILET	1	EA
28	WATER SINK	1	EA
29	WATER TOILET	1	EA
30	WATER SINK	1	EA
31	WATER TOILET	1	EA
32	WATER SINK	1	EA
33	WATER TOILET	1	EA
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99	WATER TOILET	1	EA
100	WATER SINK	1	EA

Plumbing Notes

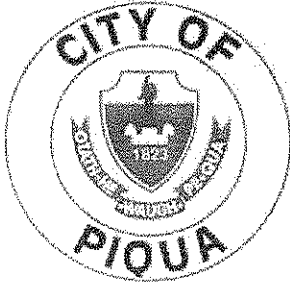
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Little Caesar Enterprises, Inc.
 2211 WOODWARD AVENUE DETROIT, MICHIGAN 48201-3400
 (313) 983-6000
 645 W. Water St. Piqua, OH 45356

KSTO
 White Iron
 1415 W. Water St. Piqua, OH 45356
 (937) 779-1111

SEALING & INSULATION
 DAVID
 PROJECT NUMBER: 24214
 FOUNDATION: P101

P101



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

November 14, 2008

MEMORANDUM

To: Planning Commission Members
From: Chris Schmiesing, City Planner 
Re: 2009 Nominations and Appointments and Meeting Schedule

At the January 2009 meeting of the Planning Commission, commission members will be asked to install 2009 chair and vice-chair persons, and the 2009 Planning representative to the Board of Zoning Appeals. Also, at some point in 2009 the Planning Commission will also be asked to appoint a representative to a soon to be established Stormwater Advisory Council. So, please start giving some thought as to which members of the Planning Commission you wish to nominate for each of these positions and or in which positions you would be willing to serve.

Also enclosed, please find a 2009 Planning Commission Meeting Schedule for your consideration and adoption at the December meeting.

City of Piqua Ohio Planning Commission

Purpose:

The Planning Commission shall have such powers as may be determined by ordinance of the commission concerning the plan, design, location, removal, relocation and alteration of any buildings or structures belonging to the city ... (Reference Section 94 of the City Charter)

Members:

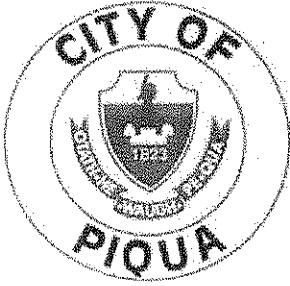
Jim Oda - Vice Chair
Term ends: 2/28/10

Bradley Bubp
Term ends: 3/05/13

Mike Taylor
Term ends: 2/28/10

Mark Spoltman - Chair
Term ends: 3/05/09

L. Jean Franz
Term ends: 3/05/09



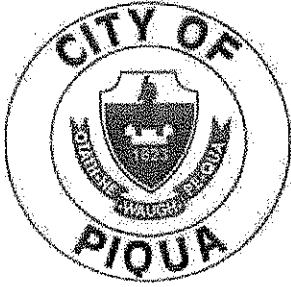
PLANNING COMMISSION

www.piquaoh.org/bd_plan_comm

2009 PLANNING COMMISSION MEETING CALENDAR

Date	Time
January 6, 2009	6:00
February 3, 2009	6:00
March 3, 2009	6:00
April 7, 2009	6:00
May 5, 2009	6:00
June 2, 2009	6:00
July 7, 2009	6:00
August 4, 2009	6:00
September 1, 2009	5:00
October 6, 2009	6:00
November 3, 2009	6:00
December 1, 2009	6:00

All meetings will be held in the Municipal Government Complex - 2nd Floor Commission Chambers, located at 201 W. Water Street, Piqua unless otherwise indicated.



PLANNING AND ZONING

Christopher W. Schmiesing – City Planner
201 West Water Street • Piqua, Ohio 45356
(937) 778-2049 • FAX (937) 778-5165
E-Mail: cschmiesing@piquaoh.org

November 21, 2008

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a meeting at the time and location stated below.

TIME: **6:00 P.M.**

DATE: **Tuesday, December 2, 2008**

LOCATION: **Commission Chambers, Municipal Government Complex
201 W. Water Street**

To view the Planning Commission packet in its entirety, visit http://www.piquaoh.org/agenda_plan_comm.htm or visit this office.

This is your opportunity to speak in favor of, or object to, any item requested. If you desire to state your opinion concerning this matter and will be unable to attend the meeting, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

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

Chris Schmiesing

Christopher W. Schmiesing
City Planner

Enc.

DECEMBER 2, 2008 PLANNING COMMISSION MAILING LIST

RESOLUTION	NAME	MAILING ADDRESS	CITY/STATE/ZIP
MEETING NOTICE AND AGENDA TO:			
	MUNICIPAL GOVERNMENT COMPLEX PUBLIC BULLITEN BOARD		
RES 42-08	PIKE LEGAL GROUP PLLC	P.O. BOX 369	SHEPARDSVILLE, KY 40165
RES 42-08	HOLTVOGT LLC	4 HOPEWOOD DR	PIQUA, OH 45356
RES 42-08	LLETTE EDWIN L (LC)	8470 N CTY RD 25A	PIQUA, OH 45356
RES 42-08	NUTRIENTS INC	P O BOX 823	PIQUA, OH 45356
RES 42-08	KINSELLA JOSEPH A & DOUGLAS E	8320 N LAMBERT DR	PIQUA, OH 45356
RES 42-08	BOLCAVAGE ROBERT JOHN III	601 YOUNG ST	PIQUA, OH 45356
RES 42-08	MAXON CHARLENE L (LE)	409 KITT	PIQUA, OH 45356
RES 42-08	COURTNEY DAWN R	411 KITT ST	PIQUA, OH 45356
RES 42-08	DEAN ANTHONY M	415 KITT	PIQUA, OH 45356
RES 42-08	ROWLEY DONALD P JR & CYNTHIA	4259 PIQUA TROY RD	TROY OHIO 45373
RES 42-08	SEIPEL RICKEY L & KAREN L	341 ELLERMAN ST	PIQUA, OH 45356
RES 42-08	LAYMAN TODD H	159 N PEARL ST	COVINGTON OH 45318
RES 43-08	WHITE OAK CONSTRUCTION	8245 INDY LANE	INDIANAPOLIS, IN 46214
RES 43-08	LITTLE CAESAR	2211 WOODWARD AVENUE	DETROIT MI 48201-3400
RES 43-08	FAMILY VIDEO MOVIE CLUB INC	1022 E ADAMS	SPRINGFIELD IL 62703
RES 43-08	NOLAND FRANCES	PO BOX 240	PIQUA, OH 45356
RES 43-08	WEC 99D 33 LLC	ONE CVS DRIVE	WOONSOCKET RI 02895
RES 43-08	TRIPLE R ASSOCIATES LTD	6300 NE 1ST AVE #300	FORT LAUDERDALE FL 33334
RES 43-08	STAR BANK NA	217 N COLLEGE ST	PIQUA, OH 45356
RES 43-08	GRIFFITH SHERYL A (TR) & CINDY JO BENNETT	510 N WAYNE ST	PIQUA, OH 45356
RES 43-08	SMITH ERNEST E & VERONICA J	3995 W VERSAILLES RD	PIQUA, OH 45356
RES 43-08	GRISSOM JAMES A & DELMA J	4122 W ST RT 185	PIQUA, OH 45356
ENTIRE PACKET TO:			
	FRED ENDERLE	INTER-OFFICE MAIL	
	CHRIS SCHMIESING	INTER-OFFICE MAIL	
	PLANNING COMMISSION	REGULAR MAIL	
E-MEETING NOTICE TO:			
	AMY WELKER	EMAIL	
	CHRIS BOEKE	EMAIL	
	CITY COMISSION	EMAIL	
	DEAN BURCH	EMAIL	
	DEBBIE STEIN	EMAIL	
	FRED ENDERLE	EMAIL	
	HARRY BUMGARNER	EMAIL	
	LORNA SWISHER	EMAIL	
	MARTIN KIM	EMAIL	
	STACY WALL	EMAIL	
	AMY HAVENAR	EMAIL	
	WAYNE WILLCOX	EMAIL	
	PIQUA DAILY CALL	EMAIL	
	DAYTON DAILY NEWS	EMAIL	
	WPTW	EMAIL	
	PIQUA CHANNEL 5	EMAIL	