

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, FEBRUARY 28, 2022

TO ORDER

At approximately 6:00pm Chair Person David Fishback called the meeting to order. The Introductory Statement of BZA Duties were outlined as well as the order of business to be followed. Meeting conduct procedures were reviewed and those in attendance were sworn in. All present were asked to stand and raise their right hand. The Chairman administered an oath to all present to testify before the BZA asking them to swear or affirm to tell the truth, and to acknowledge their intent to abide by the oath administered by stating, "I do" or "opposed". All present stood and took the oath to tell the truth with all persons present stating "I do".

ROLL CALL

Members Present: David Fishback, Joe Wilson, Wayne Davey, April Dankworth, Wayde Davis

MEETING MINUTES

Approval of the minutes from the August 24, 2021 Board of Zoning Appeals Meeting were approved by voice vote.

NEW BUSINESS

RESOLUTION BZA 1-22

A resolution requesting a variance to increase the maximum driveway width at the address 2008 Navajo Trail zoned R3–Multi-Family Residential

Kyrsten French, City Planner, gave the staff report. It was explained that the applicant, Indian Ridge Builders, requested a variance to build a driveway for a new residence to 33' and 6", which is beyond the 24' maximum driveway width allowed for a residential site. It was discussed that the occasional larger curb cut should not pose any safety or comfort concerns to neighbors or pedestrians. Staff recommends approval of this variance request.

The board deliberated and discussed that this variance request is common in this area due to the unique width of each lot.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 1-22 by Joe Wilson and was seconded by April Dankworth. Resolution BZA 1-22 was approved with a 5-0 vote.

RESOLUTION BZA 2-22

A resolution requesting a variance to increase the maximum square footage of signage at the address 201 East Ash Street from 50 SF to 95 SF

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Kyrsten French, City Planner, gave the staff report. It was explained that the applicant, Anchor Sign, has requested a variance to exceed the maximum sign allowance for two signs at the new Wellnow Urgent Care, to be located on the corner of Spring and E. Ash Street. The sign package submitted includes two 25 SF monument signs, and a proposal for three internally lit channel letter wall signs at 95.05 SF each. The zoning code allows a maximum of 50 SF of wall signage on the north and west side of the building.

At 50 SF, a black lit wall sign at these locations will be highly visible. Out of consideration for our existing businesses in this area who do not have larger than code-maximum signage, staff is not supportive of the request.

The board deliberated and discussed the information in the packet. The board discussed square footage and how that is measured for signs. It was noted that the building will sit fairly close to the street, and most people will need to stop at the street light when passing through this area.

Kelly Mattice, representative of Anchor Sign, attended the Board of Zoning Appeals meeting via Zoom. Kelly explained that the submittals are a prototypical package that WellNow Urgent care submits. WellNow submits this package for visibility and safety concerns. Kelly noted that this package is not always accepted and has depended on the community and its code language.

Jim Foster, 211 E. Ash St, Piqua, came forward to speak on the item. He asked for clarification on the request being made and stated for the record that he does not believe that the variance should be approved.

The board deliberated and discussed further, noting that the formula in the code makes sense for the location of the building and its proximity to the street. The board agreed that the 50 sq ft allowance would be plenty large enough for visibility purposes.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 2-22 by Joe Wilson and was seconded by April Dankworth. Resolution BZA 2-22 was denied with a 0-5 vote

Kyrsten noted that the City as an organization has been very excited to have Wellnow contribute a full redevelopment to this prominent corner of the city.

OTHER BUSINESS

ADJOURNMENT

With no other business before the Board, a motion was made and seconded to adjourn the meeting. With all those present in favor the meeting was adjourned at 6:55 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, City of Piqua Development Department. Comments requesting corrections,

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additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.