February 14, 2020

*** PUBLIC HEARING NOTICE ***

Please be advised that the City of Piqua Board of Zoning Appeals will conduct a public hearing at the time and location stated below.

TIME: 6:00 PM
DATE: Tuesday, February 25, 2020
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street

This letter serves to notify persons who may have an interest in an agenda item to be discussed at the above referenced public hearing. A public hearing affords citizens and other parties with standing the opportunity to speak in favor of, or object to, an item submitted for consideration. If you desire to state your opinion concerning this matter and will be unable to attend the public hearing, please submit your statement in writing to this office prior to 5pm on the date of the meeting.

You may view the Board of Zoning Appeals agenda packet in its entirety online at http://piquaoh.org/city-government/boards-and-committees/board-of-zoning-appeals/ or by visiting the Development Office.

Please contact the Development Department at (937) 778-2049 if you have any questions pertaining to this notice.

Kyrsten French
City Planner
CALL TO ORDER

ROLL CALL

MEETING MINUTES

Minutes of BZA Meeting from November 26, 2019

NEW BUSINESS

Resolution No. 01-20

A resolution requesting a variance to increase the maximum square footage and number of primary and secondary signs at the property known as 308 Looney Rd

ADJOURNMENT
CALL TO ORDER
At approximately 6:00pm Chairperson Skip Murray called the meeting to order. The Chair read the Introductory Statement of BZA Duties and outlined the order of business to be followed. The Chair reviewed the meeting conduct procedures and swore in those persons in attendance. The Chairman asked all persons present to stand and raise their right hand. The Chairman administered an oath to all persons 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 persons present stood and took the oath to tell the truth with all persons present stating “I do”.

ROLL CALL
Members Present: Skip Murray, Cindy Pearson, David Fishback
Staff Members: Kyrsten French

MEETING MINUTES
Approval of the minutes of October 22, 2019 Board of Zoning Appeals Meeting. Meeting minutes were approved.

NEW BUSINESS
Resolution No. BZA 06-19
A resolution requesting a variance to allow the expansion of loading docks at the property located at 1747 Commerce Drive.
Kyrsten French, City Planner provided the staff report.
Kyrsten clarified that the request contains three separate variances, all of which to be voted on separately. It was noted that the Crayex property is located in a well-developed industrial area. Traffic on Commerce Drive largely consists of trucks and employees of industrial businesses on the street. Given this state, the loading docks do not present hazard or nuisance.
After no further public comment or deliberation, a motion was made by Cindy Pearson and seconded by David Fishback. Resolution No. BZA 06-19 was approved with a 3-0 vote.

Resolution No. BZA 07-19
A resolution requesting a variance to allow the expansion of curb cut at the property located at 1747 Commerce Drive.
Kyrsten French, City Planner provided the staff report.
The addition of a loading dock to the several that already exist would close the gap in the concrete driveway and would allow trucks to back out and turn around onsite rather than on Commerce Drive, increasing vehicle safety. It was noted that the additional curb cut would not create an increased hazard to pedestrians.

After no further public comment or deliberation, a motion was made by Cindy Pearson and seconded by David Fishback. Resolution No. BZA 07-19 was approved with a 3-0 vote.

**Resolution No. BZA 08-19**

A resolution requesting a variance to allow a temporary gravel driveway at the property located at 1747 Commerce Drive.

Kyrsten French, City Planner provided the staff report.

It was noted that the gravel drive will not be visible from the street, and may be erased completely by building expansion in the coming years.

Mike Oxner, Brookville, representative on behalf of Crayex, came forward to speak on BZA resolution 6-19 through 8-19. He explained that this building has been enlarged in sections over time. He noted that the gravel lot will provide a path to cross over into the paved parking area and that work being done will be beneficial for potential expansion in the future.

Board members discussed and were all in agreeance that this is a straight forward request.

After no further public comment or deliberation, a motion was made by Cindy Pearson and seconded by David Fishback. Resolution No. BZA 08-19 was approved with a 3-0 vote.

**Resolution No. BZA 09-19**

A resolution requesting a variance to allow a 1 foot setback from side lot line to driveway at the property located at 321 N Downing Street.

Kyrsten French, City Planner provided the staff report.

It was noted that street parking is periodically difficult for the applicant when the YMCA hosts events. The applicant has also expressed that the owners of the church property are not opposed to allowing the driveway to be in close proximity.

From a regulatory perspective, the wish to park side by side for easier ingress/egress does not present well as a “hardship” when parking in parallel is in fact possible on the lot. Not every lot contains the right conditions for parking multiple cars, particularly so in the historic downtown area, but the relative difficulty of
parking is a typical tradeoff for the ease of walking downtown. From a safety standpoint, it seems unwise to permit a driveway within 1-2 feet of an existing building. For these reasons it is staff’s recommendation to deny the request.

David Wright, owner and applicant, came forward. He explained that street parking in the neighborhood is minimal. It was noted that the YMCA has plans to build a new building in what is now their parking lot. The YMCA is currently allowing the applicant to park in this lot as a courtesy. He noted that widening and paving the driveway would be more personally functional as well as aesthetically pleasing for the neighborhood. Mr. Wright and his family have communicated with the church that is in close proximity to the lot line and have their consent to move forward with widening the driveway. A letter from the church was provided to the board.

Board members discussed and were all in agreeance that while the parking situation is unusual, it is not a peculiar circumstance or a hardship. Most residential properties located in the downtown area do not have a driveway and are limited to street parking. After further discussion, board members voted to table Resolution No. BZA 09-19. The board recommended that this item be brought back to the board of zoning appeals at a later date, possibly spring of 2020.

**OTHER BUSINESS**

None

**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 6:38 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, Administrative Assistant, City of Piqua Development Department. Comments requesting corrections, additions or deletions to the content of this record should be directed to Ms. Harp at bharp@piquaoh.org.
WHEREAS, Jon Cowell, on behalf of Kettering Health Network at 308 Looney Rd. in the City of Piqua, Ohio, in a district zoned B (General Business), has filed a petition for a variance to

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Increase the square footage of a primary wall sign from the allowed 150 sq. ft. to 412 sq. ft.</td>
</tr>
<tr>
<td>B</td>
<td>Increase the quantity of primary signs allowed on a single building face from 1 to 2 to accommodate a logo graphic</td>
</tr>
<tr>
<td>C</td>
<td>Increase the square footage of a secondary attached sign from the allowed 6 sq. ft. to a maximum of 32 sq. ft.</td>
</tr>
<tr>
<td>D</td>
<td>Increase the square footage of two secondary attached signs from the allowed 6 sq. ft. to a maximum of 50 sq. ft.</td>
</tr>
<tr>
<td>E</td>
<td>Increase the square footage of two secondary attached signs from the allowed 6 sq. ft. to 70.1 sq. ft.</td>
</tr>
<tr>
<td>F</td>
<td>Increase the square footage of seven secondary detached signs from the allowed 6 sq. ft. to 8 sq. ft. with an increased allowed height from 48” to 58”</td>
</tr>
</tbody>
</table>

as depicted in the attached sign renderings of Exhibit A.

WHEREAS, the City of Piqua Code of Ordinances Chapter 154.101 establishes that:

(C) General requirements for primary secondary permanent detached signs.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Maximum Height</th>
<th>Maximum Sign Area</th>
<th>Minimum Lot Area</th>
<th>Minimum Setback from Front Lot Line</th>
<th>Minimum Setback from Side and Rear Lot Lines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground sign; monument sign; pole sign</td>
<td>4 feet</td>
<td>6 sq. feet</td>
<td>N/A</td>
<td>2 feet</td>
<td>5 feet</td>
</tr>
</tbody>
</table>

WHEREAS the City of Piqua Code of Ordinances Chapter 154.102 establishes that:

(C) Height, area, and setback regulations.

(1) General requirements for primary permanent attached signs.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Maximum Height</th>
<th>Minimum Height</th>
<th>Maximum Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall or fascia sign on a building elevation located 150 feet or more from the lot line</td>
<td>No maximum height</td>
<td>20 feet</td>
<td>3 sq. feet per lineal foot of the structure face to which the sign will be attached, not to exceed 150 sq. feet</td>
</tr>
</tbody>
</table>
RESOLUTION No. BZA 1-20

(D) Other regulations.

(2) Number of signs.

(a) The maximum allowable number of primary permanent attached signs shall be as follows:

1. One primary permanent attached sign shall be permitted on each building elevation facing a street, parking lot, drive through lane, or service drive on the same lot.

(2) General requirements for secondary permanent attached signs.

<table>
<thead>
<tr>
<th>Sign Type</th>
<th>Maximum Height</th>
<th>Minimum Height</th>
<th>Maximum Sign Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awning sign; canopy (attached) sign</td>
<td>20 feet</td>
<td>8 feet</td>
<td>1 sq. foot per lineal foot of the width of the awning face to which the sign will be attached, not to exceed 6 sq. feet</td>
</tr>
<tr>
<td>Projecting sign</td>
<td>20 feet</td>
<td>8 feet</td>
<td>1 sq. foot per lineal foot of the width of the structure face to which the sign will be attached, not to exceed 6 sq. feet</td>
</tr>
<tr>
<td>Wall or fascia sign</td>
<td>10 feet</td>
<td>0 feet</td>
<td>1 sq. foot per lineal foot of the structure face to which the sign will be attached, not to exceed 6 sq. feet</td>
</tr>
</tbody>
</table>

WHEREAS, the Board of Zoning Appeals has considered whether the variance requested:

☐ Is necessary to permit the owner a reasonable use of the land.
☐ Is justified due to peculiar exceptions and unusual circumstances found at this location that are not generally found within the neighborhood concerned.
☐ Will constitute a change in the district map.
☐ Will impair an adequate supply of light and air to adjacent property.
☐ Will increase the congestion in public streets.
☐ Will increase the public danger of fire and safety.
☐ Will materially diminish or impair established property values within the surrounding area.
☐ Will in any other respect impair the public health, safety, comfort, morals, and welfare of the citizens of the city.

NOW THEREFORE BE IT RESOLVED that ___________ motioned to approve/deny the request for a variance to allow departures from the sign regulations as detailed in A through F above for the Kettering Health Network medical facility at 308 Looney Rd, Piqua, Ohio. The motion was seconded by ________________ and the request was approved/denied with a vote of _____ as recorded below.

<table>
<thead>
<tr>
<th></th>
<th>AYE</th>
<th>NAY</th>
<th>ABSTAIN</th>
<th>ABSENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr. Skip Murray</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. Joe Wilson</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr. David Fishback</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
STAFF REPORT

REQUEST

The applicant, who represents Kettering Health Network, is requesting a variance from the sign code to:

<table>
<thead>
<tr>
<th></th>
<th>Request Description</th>
<th>Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Increase the square footage of a primary wall sign from the allowed 150 sq. ft. to 412 sq. ft.</td>
<td>BS2</td>
</tr>
<tr>
<td>B</td>
<td>Increase the quantity of primary signs allowed on a single building face from 1 to 2 to accommodate a logo graphic</td>
<td>BS3</td>
</tr>
<tr>
<td>C</td>
<td>Increase the square footage of an emergency secondary attached sign from the allowed 6 sq. ft. to a maximum of 32 sq. ft.</td>
<td>BS5</td>
</tr>
<tr>
<td>D</td>
<td>Increase the square footage of two emergency secondary attached signs from the allowed 6 sq. ft. to a maximum of 50 sq. ft.</td>
<td>BS4</td>
</tr>
<tr>
<td>E</td>
<td>Increase the square footage of two emergency secondary attached signs from the allowed 6 sq. ft. to 70.1 sq. ft.</td>
<td>BS1</td>
</tr>
<tr>
<td>F</td>
<td>Increase the square footage of seven secondary detached signs from the allowed 6 sq. ft. to 8 sq. ft. with an increased allowed height from 48” to 58”</td>
<td>S5</td>
</tr>
</tbody>
</table>

STAFF CONSIDERATIONS

Staff has reviewed the requests for increased signage and has found them to be acceptable deviations from the zoning code.

Requests A and B submitted by KHN have precedent in Piqua. Typically increased sign square footage may be warranted if a building is particularly large, long, complex, or has a large amount of parking and/or street frontage, or is set back a large distance from a public street. Some examples - Walmart on E. Ash St has a primary sign of 298 SF, and many secondary signs that are around 150 SF. The Home Depot sign is at least as large. McDonalds was granted extra signage by the BZA to accommodate its arch logo.

Aside from the BS2 and BS3 sign allowance requests, all other signage requests relate directly to public health and safety. As stated in § 154.001, the intent of the zoning code is “to promote and protect the public health, safety and general welfare of the city”. “Emergency” and “Ambulance” signage, as well as parking lot directional signage, are related directly to getting patients to a healthcare provider in as timely a manner as possible.

It is also staff’s opinion that other healthcare providers wishing to install signage that functions similarly be granted the same considerations as KHN going forward.
BOARD OF ZONING APPEALS

APPLICATION SUBMITTAL REQUIREMENTS

THE BOARD OF ZONING APPEALS MEETS ON THE 3RD TUESDAY OF EACH MONTH. TO HAVE AN ITEM PLACED ON THE AGENDA, THE FOLLOWING ITEMS MUST BE SUBMITTED NO LATER THAN 5:00 PM ON THE TUESDAY FOUR WEEKS PRIOR TO THE SCHEDULED MEETING. MAIL ALL ITEMS TO THE CITY OF PIQUA PLANNING & ZONING OFFICE., 201 W. WATER STREET, PIQUA, OHIO 45356, ATTENTION "BZA SECRETARY" OR DELIVER TO CITY HALL.

THE SUBMITTAL MUST INCLUDE:

1. A COMPLETED APPLICATION REQUESTING A ZONING VARIANCE. (ALL ITEMS MUST BE COMPLETE AND A DATED OWNER'S SIGNATURE IS REQUIRED WHEN SUBMITTED BY AN AGENT. NO VARIANCE WILL BE PROCESSED WITHOUT THE DATED SIGNATURE OF THE OWNER).

2. A SITE PLAN DRAWN TO SCALE ON 8½ X 11 PAPER, INCLUDING:
   • THE PROPERTY LINES AND DIMENSIONS OF SUCH
   • ALL EXISTING STRUCTURES (INCLUDING CONCRETE) ON THE SITE, DRAWN IN DASHED LINES
   • ALL PROPOSED STRUCTURES (INCLUDING CONCRETE) ON THE SITE, DRAWN IN SOLID LINES WITH THE AREA THEY ARE PROPOSED TO OCCUPY CROSS HATCHED
   • DIMENSIONS TO ALL PROPOSED STRUCTURES FROM THE ADJACENT PROPERTY LINES
   • ADJACENT STREET NAMES, RIGHT-OF-WAY WIDTHS, CURB LINES AND SIDEWALKS

3. FOR ALL SIGN VARIANCES - AN ELEVATION DRAWING OF THE PROPOSED SIGN, DRAWN TO SCALE ON 8½ X 11 PAPER.
   ELEVATION DRAWINGS MAY BE REQUIRED FOR OTHER VARIANCES IF IT IS DEEMED NECESSARY BY THE BZA SECRETARY.

4. A $25.00 NON-REFUNDABLE FILING FEE. CHECKS MADE PAYABLE TO THE "CITY OF PIQUA".

UPON TIMELY RECEIPT OF THE ABOVE REFERENCED ITEMS, THE BZA SECRETARY WILL CAUSE A RESOLUTION ITEM REQUESTING A ZONING VARIANCE TO BE PLACED ON THE AGENDA OF THE NEXT REGULARLY SCHEDULED BOARD OF ZONING APPEALS MEETING. THE SECRETARY WILL ALSO NOTIFY ADJACENT PROPERTY OWNERS UP TO 200 FEET FROM THE PROPERTY WHERE SAID VARIANCE IS BEING REQUESTED, REGARDING THE TIME AND PLACE OF THE PUBLIC HEARING TO BE HELD.
BOARD OF ZONING APPEALS

APPLICATION REQUESTING A ZONING VARIANCE

- PLEASE TYPE OR PRINT -

APPLICANT NAME Jon Cowell, Select Signs, LLC
APPLICANT ADDRESS 1755 Spaulding Rd
CITY Kettering STATE Ohio ZIP 45432
PHONE (937) 262-7095 937-608-6479 Cell
LEGAL INTEREST OF APPLICANT Sign contractor

OWNER NAME Eric Lunde
BUSINESS NAME Kettering Health Network
OWNER ADDRESS 3535 Kettering Blvd
CITY Kettering STATE Ohio ZIP 45429
PHONE (937) 298-4331

PROPERTY LOCATION WHERE VARIANCE IS BEING REQUESTED
STREET ADDRESS 308 S. Looney Rd
CITY Piqua STATE Ohio ZIP 45356
LOT NUMBER ZONING DESIGNATION

TYPE OF VARIANCE BEING REQUESTED -(CIRCLE ONE) ZONING -OR- SIGN
- CHECK ALL BOXES THAT APPLY -
☐ ZONING ENFORCEMENT APPEAL ☐ AREA VARIANCE
☐ SPECIAL DRIVEWAY ☐ PARKING VARIANCE
☐ HEIGHT VARIANCE ☐ ZONING MAP BOUNDARY LINE
☐ SETBACK VARIANCE ☐ OTHER

BRIEFLY DESCRIBE VARIANCE REQUEST Allow for additional signage

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 Eric Lunde DATE 2-6-2020
SIGNATURE OF APPLICANT Jon Cowell DATE 2-6-2020

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

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

$25.00 FEE PAID - RECEIVED BY -
RECEIPT NO. - DATE -
**Quantity 1 each**

**EMERGENCY - 38.7 SF  ·  120V  ·  6amp**

**MAIN ENTRANCE - 31.4 SF  ·  120V  ·  6amp**

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**LED Channel lettering. Face lit and halo lit**

**Quantity 3**

**30' X 5' - 150 SF  ·  120V  ·  14amp**

**LED Channel lettering. Face lit**

**Quantity 1**

**LED Channel lettering mounted on raceway painted black. Face lit**

**75' X 5'-6" - 412 SF  ·  120V  ·  25amp**

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**Quantity 1**

**8'-8.25" X 10' - 87 SF  ·  120V  ·  8amp**

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**24' X 4'-9" - 50 SF  ·  120V  ·  13amp**

**LED Channel lettering mounted on lighted sign cabinet. Face lit cabinet, red. Face lit lettering, white**

**16' X 3'-3" - 32 SF  ·  120V  ·  25amp**

**LED Channel lettering mounted on lighted sign cabinet. Face lit cabinet, red. Face lit lettering, white**

---

**B - Increase the square footage of two emergency secondary attached signs from the allowed 6 sq. ft. to 70.1 sq. ft.**

**C - Increase the square footage of two emergency secondary attached signs from the allowed 6 sq. ft. to a maximum of 50 sq. ft.**

**A - Increase the square footage of a primary wall sign from the allowed 150 sq. ft. to 412 sq. ft.**
Monument wall

**S1**
- Quantity: 1
- Dimensions: 30’ x 5’
- Square Feet: 150
- Volts: 120V
- Amps: 14amp

**S2**
- Quantity: 1
- Dimensions: 10’ x 4’-10”
- Square Feet: 48
- Volts: 120V
- Amps: 15amp

**S3**
- Quantity: 1
- Dimensions: 24” x 48”
- Square Feet: 8

**S4**
- Double sided, illuminated directional signs
- Quantity: 1
- Dimensions: 30’ x 5’
- Square Feet: 150
- Volts: 120V
- Amps: 14amp

**S5**
- Non-illuminated, aluminum directional signs
- Quantity: 3
- Dimensions: 24” x 36”
- Width: 3’

- Deliveries Only
- Main Entrance
- Main Entrance
- ◀️ EMERGENCY
- ◀️ EMERGENCY
- ◀️ EMERGENCY
- ◀️ Exit

* - Increase the square footage of seven secondary detached signs from the allowed 6 sq. ft. to 8 sq. ft. with an increased allowed height from 48” to 58”
<table>
<thead>
<tr>
<th>Parcel</th>
<th>Property Address</th>
<th>PIQUA</th>
<th>OH</th>
<th>45356</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>N44-072745</td>
<td>E 1204 ASH ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>CARRINGTON FRANCIS L &amp; CAROLE A</td>
</tr>
<tr>
<td>N44-072863</td>
<td>315 LOONEY RD S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>JASSGILL INC</td>
</tr>
<tr>
<td>N44-072864</td>
<td>1204 RECKER RD</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>JASSGILL INC</td>
</tr>
<tr>
<td>N44-072865</td>
<td>277 LOONEY RD S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>GHANTI ESTATES LLC</td>
</tr>
<tr>
<td>N44-072866</td>
<td>1206 RECKER RD</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>ALEXANDER CLIFFORD R TRUSTEE</td>
</tr>
<tr>
<td>N44-072875</td>
<td>S 308 LOONEY RD</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>KETERING MEDICAL CENTER</td>
</tr>
<tr>
<td>N44-072885</td>
<td>289 LOONEY RD S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>MIRIYAN LLC</td>
</tr>
<tr>
<td>N44-072887</td>
<td>283 LOONEY RD S</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>THE SHELBY COUNTY MEMORIAL HOSPITAL A</td>
</tr>
<tr>
<td>N44-072894</td>
<td>S 280 LOONEY RD</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>UPPER VALLEY MEDICAL CENTER</td>
</tr>
<tr>
<td>N44-076267</td>
<td>E 1035 ASH ST</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>STEPHAN ROBERT D (TR) (LC) &amp; @(3)</td>
</tr>
<tr>
<td>N44-076269</td>
<td>8030 LOONEY RD N</td>
<td>PIQUA</td>
<td>OH</td>
<td>45356</td>
<td>JASSGILL INC</td>
</tr>
<tr>
<td></td>
<td>1755 Spaulding Rd</td>
<td>Kettering</td>
<td>OH</td>
<td>45429</td>
<td>Jon Cowell, Select Signs LLC</td>
</tr>
</tbody>
</table>