

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, FEBRUARY 22, 2011

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

**CALL TO ORDER**

At 6:00 Chairperson Mr. Reindel 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 Chair asked all persons present to stand and raise their right hand. The Chair 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: Steve Reindel, Chair, Pat Jenkins, Shawn Hicks, Dan Patrizio and Mike Taylor

Staff Members: Chris Schmiesing, and Joni Kakatolis, Clerk

Attendees: Dave Mitchell, Representative for Shafer Investments,  
1256 Stanley Ave., Dayton, OH

**MEETING MINUTES**

Pat Jenkins made a motion to approve the November 23, 2010 meeting minutes. The motion was seconded by Dan Patrizio and the motion was passed with a vote of 4-0. Mr. Taylor abstained as he is a new member to the Board of Zoning Appeals.

**OLD BUSINESS**

None

**NEW BUSINESS**

**1. Resolution BZA 01-11**

A resolution nominating and electing the BZA Chairperson and Vice Chairperson for the 2011 calendar year.

After the procedures for appointing a Chair and Vice Chair were read and the declaration of candidacy was recorded, Pat Jenkins nominated Steve Reindel for Chair for the 2011 calendar year. The motion was seconded by Dan Patrizio and Mr. Reindel was unanimously voted in as Chair for the 2011 calendar year.

Pat Jenkins nominated Dan Patrizio for Vice Chair for the 2011 calendar year. The motion was seconded by Steve Reindel and Mr.

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Patrizio was unanimously voted in as Vice Chair for the 2011 calendar year.

**2. Resolution BZA 02-11**

**Authorization of a variance to reduce the number of off street parking spaces required at the property located at 226 W. Water St., Piqua, OH.**

The Clerk read the agenda item.

Staff comments were requested by the Chair. Chris Schmiesing presented the Staff Report which recommended approval.

Mr. Jenkins indicated that he had concerns about the clearance between the building and the YMCA and that Mr. Schmiesing had addressed those concerns in a phone conversation earlier in the day.

No other Board members had questions for Staff.

David Mitchell, the representative for Shafer Investments addressed the Board. Mr. Mitchell has served as the construction manager for Shafer Investments for the last 10 years. He advised that the project's purpose is to provide a better store for its customers and provided drawings displaying the new storefront. Also provided was a site plan showing the landscaping, etc.

The issue before the Board is the parking. To be able to use the gas pumps as parking spaces is reasonable because most all of the patrons are purchasing gas. There is also quite a bit of "walk up" traffic at this particular location. It is conveniently located for this type of traffic.

Mr. Patrizio asked the height of the building and the response is about 18 ½ feet. Mr. Jenkins asked the approximate square footage and Mr. Mitchell indicated the new space would be 1,530 sq. ft. The existing space is approximately 70 sq. ft. Mr. Taylor indicated that he heard that this store sells the most money orders and that it is very valuable to local residents. Mr. Mitchell affirmed this statement. Mr. Patrizio confirmed that he has seen all of the walk up traffic referenced. There were no more questions for Mr. Mitchell.

Mr. Reindel asked if there was any public comment. There was no public comment so it was closed.

Mr. Jenkins made a motion to approve Resolution BZA 02-11. Mr. Patrizio seconded the motion indicating that it is an enhancement to the current property and a positive for the city. Mr. Reindel agreed with Staff comments and that the current code does not permit

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satisfaction of the requirement. He also agreed that the variance was justified.

With the motion having been made by Mr. Jenkins and seconded by Mr. Patrizio, a vote was taken and the Resolution BZA 02-11 was passed with a vote of 5-0.

**OTHER BUSINESS**

Removal of the December 27, 2011 meeting from the schedule.

Mr. Schmiesing addressed the Board with this issue and thought it would be appropriate to delete the December 27, 2011 date from the schedule. Mr. Schmiesing indicated that if there was an immediate action required, the Board could address that at the time.

A motion to remove the December 27, 2011 meeting from the schedule was made by Shawn Hicks and seconded by Dan Patrizio. The motion was carried unanimously.

**ADJOURNMENT**

With no further business to conduct it was moved by Dan Patrizio and seconded by Shawn Hicks that the meeting be adjourned. With all those present in favor the meeting was adjourned at 6:40 PM.