

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2012

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

**CALL TO ORDER**

At 6:00 Chairperson Mr. Steve 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 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: Steve Reindel, Chairman, Mike Taylor, Skip Murray and Dan Patrizio.

Members Absent: Dan Henthorn

Staff Members: Chris Schmiesing, and Becky Cool,

Attendees: Rick Hanes, Curt South, Jim Connell, and George Moorman.

Motion was made by Mr. Patrizio, seconded by Mr. Murray to excuse Mr. Henthorn from the September 25, 2012 Board of Zoning Appeals Meeting. Voice vote, Aye: Mr. Reindel, Mr. Murray, Mr. Taylor, and Mr. Patrizio. Nay: None.

**OLD BUSINESS**

**MEETING MINUTES**

Approval of the July 24, 2012 Board of Zoning Appeals Amended minutes. Moved by Mr. Murray, seconded by Mr. Taylor. Roll call, Aye; Mr. Reindel, Mr. Murray, Mr. Taylor. Mr. Patrizio abstained stating he was not in attendance at the July 24, Meeting. Motion carried on a 3-0 vote. Amended Minutes were approved.

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2012

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

**NEW BUSINESS**

**1. Resolution BZA 07-12 resolution requesting a variance to exceed the 40 feet maximum height standard in the I-1 Light Industrial Zoning District to allow the construction of a structure to be located at 1747 Commerce Drive**

Mr. Schmiesing presented Staff comments stating the Applicant has applied for a variance for an increase in the maximum height allowance, and to eliminate the curbing requirement to allow construction of a new building addition and driveway relocation. The proposed improvements are necessary to the type of manufacturing process conducted at this location and the improvement will be consistent with improvements typically found in the neighborhood. They would like to add a 51,000 square foot addition with a total height of 75 feet. The height is necessary to house their equipment, stated Mr. Schmiesing.

The gravel parking area that exists now around the building is considered nonstandard and lacks curbing at this time. The applicants have agreed to replace the gravel with asphalt in the future.

Mr. Murray stated he would like to recuse himself at this time since he is currently employed by Crayex Corporation. It was noted that Mr. Murray would not be participating in the discussion or voting on either BZA 07-12 or BZA 08-12.

There was further discussion regarding the height restrictions with Mr. Schmiesing explaining the code standards.

George Moorman, contractor for Crayex Corporation came forward and gave a brief overview of the need for the variance at this time and the plans for the new building.

**PUBLIC COMMENT**

No one came forward to speak for or against BZA 07-12 at this time.

After a brief discussion all Board members present were in agreement to grant the variance at this time based on staff comments and hearing comments from the contractor for the applicant Crayex Corporation.

Moved by Mr. Patrizio, seconded by Mr. Taylor to approve the variance as requested. Roll call, Aye: Mr. Reindel, Aye; Mr. Patrizio, Aye; and Mr. Taylor Aye; Nay: None.

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2012

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

A roll call vote was taken and Resolution No. BZA 07-12 was approved with a vote of 3-0.

**2. Resolution BZA 08-12**

**A Resolution requesting a variance to eliminate the curbing requirements in the parking regulations to allow the construction of a parking lot improvement to be located at 1747 Commerce Drive.**

Chairman Reindel stated Mr. Schmiesing's previous Staff comments also covered BZA 08-12.

There was discussion regarding the curbing and the nonstandard issue, it was noted that the required curbing could possibly cause issues if it were to be required at this time.

After a brief discussion all Board members present were in agreement to grant the variance at this time based on staff comments heard previously, and hearing the previous comments from the contractor for Crayex Corporation.

Moved by Mr. Patrizio, seconded by Mr. Taylor, to approve the variance as requested. Roll call, Aye: Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Taylor Aye; Nay: None.

A roll call vote was taken and Resolution No. BZA 08-12 was approved with a vote of 3-0.

Chairman Reindel thanked the representatives of Crayex Corporation stating this will be a great addition to the business, and to the City of Piqua.

Chairman Reindel asked that the next three BZA Resolutions be read as they all pertained to the same project.

**3. Resolution BZA 09-12**

**A Resolution requesting a variance to reduce the curbing requirement in the parking regulations to allow the construction of a parking lot improvement to be located at 1249 W. High Street**

**4. Resolution BZA 10-12**

**A Resolution requesting a variance to reduce the lighting requirement in the parking regulations to allow the construction of a parking lot improvement to be located at 1249 W. High Street**

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2012

MUNICIPAL GOVERNMENT COMPLEX -- COMMISSION CHAMBERS

5. Resolution BZA 11-12

**A Resolution requesting a variance to reduce the screening requirement in the parking regulations to allow the construction of a parking lot improvement to be located at 1249 W. High Street**

Mr. Schmiesing presented Staff comments regarding all three of the resolutions stating the Applicant has applied for a variance to allow for a reduction and/or elimination of the curbing, lighting, and screening requirements to the proposed enlargement of an existing nonstandard parking lot. The applicant proposes to enlarge the current parking lot at 1249 W. High Street to accommodate a modular classroom structure.

Curt South of Fanning Howey Associates, representing the applicant Piqua City Schools came forward and gave an brief overview of the plans for the parking lot located at 1249 W. High Street at this time. Mr. South also explained the plans for the other new proposed school sites. There was discussion of the demolition of the current schools, and the construction schedule for 2013. Also the use or non use of security lighting at the 1249 W. High Street location, along with an explanation for not wanting to install curbing on the temporary parking lot. Questions regarding the use of High Street School as the new Board of Education facility were discussed, as well as where the buses would be parked if the Board should locate there.

Rick Hanes, Superintendent Piqua City Schools, explained the plans for the location of the Board of Education office have not been determined at this time, and explained where the buses are being housed. Mr. Hanes stated they are looking carefully at all of the current school buildings, and no decision has been made at this time.

Board members voiced concern about the lighting and the security at the High Street location now and in the future. If High Street School would become the Board of Education Office they would like to see it brought into compliance. Mr. Hanes explained they are very proud of their buildings and would make sure they are in compliance. We are not looking at either one of the Junior Highs as a possibility for the Board Office at this time, stated Mr. Hanes. Discussion continued concerning the property and the possible uses in the future if it were not used for the Board Office, including the parking lot. It was brought up with discussion on possibly amending the Resolutions to include a time frame to complete the project and for the variance to expire.

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
TUESDAY, SEPTEMBER 25, 2012

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

After a lengthy discussion of all of the information provided it was moved by Mr. Reindel, seconded by Mr. Taylor to amend Resolutions BZA 09-12, BZA 10-12, and BZA 11-12 in the last sentence of the first paragraph in each of the resolutions to add: **thru December 31, 2015 at which time the variance will expire**. Roll call vote, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Moved by Mr. Patrizio, seconded by Mr. Murray, to adopt Resolution BZA 09-12, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Moved by Mr. Murray, seconded by Mr. Patrizio, to adopt Resolution BZA 10-12, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Moved by Mr. Patrizio, seconded by Mr. Murray, to adopt Resolution BZA 11-12, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Resolutions BZA 09-12, BZA 10-12, and BZA 11-12 were adopted, as amended. Roll call, Mr. Reindel, Aye; Mr. Patrizio, Aye; Mr. Murray, Aye; and Mr. Taylor, Aye. Nay, None.

Mr. Reindel thanked both Mr. South and Mr. Hanes for providing information regarding the Piqua City Schools plans for the parking lot located at 1249 W. High Street.

**OTHER BUSINESS**

Mr. Schmiesing passed out information regarding the Planning & Zoning Workshop in December 2012 and encouraged Board Members to attend. Several of the Board Members who attended last year stated it was very informative and worth the time attending. Mr. Schmiesing further stated he would be one of the presenters this year at the workshop.

**ADJOURNMENT**

With no other business before the Board, a motion was made by Mr. Patrizio, seconded by Mr. Murray. With all those present in favor the meeting was adjourned at 7:55 p.m.