

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, JUNE 25, 2013

MUNICIPAL GOVERNMENT COMPLEX - COMMISSION CHAMBERS

CALL TO ORDER

At 6:00 Chairperson 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, Mike Taylor, and Skip Murray.

Members Absent: Dan Henthorn

Staff Members: Chris Schmiesing, and Becky Cool,

Attendees: William Coomer, Aesthetic Finishers, Inc. 1502 S. Main St.

Motion was made by Mr. Patrizio, seconded by Mr. Taylor to excuse Mr. Henthorn from the June 25, 2013 Board of Zoning Appeals Meeting.
Voice vote, Aye: Mr. Murray, Mr. Taylor, and Mr. Patrizio.
Nay: None.

MEETING MINUTES

Approval of the May 28, 2013 Board of Zoning Appeals minutes. Moved by Mr. Patrizio, seconded by Mr. Murray. Roll call, Aye; Mr. Murray, Mr. Taylor, Mr. Patrizio, and Mr. Reindel. Motion carried on a 4-0 vote. Minutes were approved.

OLD BUSINESS

Moved by Mr. Patrizio, seconded by Mr. Murray to bring Resolution 01-13 back to the table. Roll call, Reindel, Patrizio, Murray, and Taylor. Nay: None. Motion carried on a 4-0 vote to bring Resolution 01-13 back to the table.

Resolution 01-13

A Resolution nominating and electing the BZA Chairperson and Vice Chairperson for the 2013 calendar year

After the procedures for appointing a Chair and Vice Chair were read and the declaration of candidacy was recorded, Mr. Murray nominated Steve Reindel for Chair for the 2013 calendar year. The motion was

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seconded by Mr. Murray. Mr. Reindel was unanimously voted in as Chair for the 2013 calendar year.

Mr. Patrizio nominated Mr. Murray for Vice Chair for the 2013 calendar year. The motion was seconded by Mr. Taylor. Mr. Murray was unanimously voted in as Vice Chair for the 2013 calendar year.

NEW BUSINESS

Resolution 03-13

A Resolution requesting a setback variance for a building located at 1502 S. Main Street

City Planner Chris Schmiesing explained the proposed variance will provide an exception to the setback requirements to allow a building addition to come within 10 feet of the rear lot line. The required minimum rear yard setback in this district is 15 feet. The exception requested is to allow the business to expand an existing process line that cannot be relocated or extended in the other direction. The proposed 5 foot reduction in the rear yard setback will not be discernible to most and is very unlikely to have an adverse effect on any of the surrounding properties. The addition is necessary to support the expansion and if the variance is not approved the expansion cannot occur. It is the recommendation of the staff to approve the variance at this time.

There were several questions raised regarding utility easements located in the setback area, height of the proposed addition, possible additional future additions, and if there would be access for fire apparatuses to reach the facility in the rear if necessary.

William Coomer, Esthetic Finishers, applicant, came forward and provided a brief summarization on his plans for the addition, and why it is so important to obtain the variance at this time. Mr. Coomer further stated with the expansion he will be able to hire additional employees, expand the business, and replace a piece of equipment. All questions raised were answered by Mr. Coomer.

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

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. Resolution 03-13.

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

OTHER BUSINESS

None

ADJOURNMENT

With no other business before the Board, a motion was made by Mr. Murray, seconded by Mr. Patrizio. With all those present in favor the meeting was adjourned at 6:30 P.M.