

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
TUESDAY, NOVEMBER 26, 2019
MUNICIPAL GOVERNMENT COMPLEX -COMMISSION CHAMBERS

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.

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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

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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.