

CITY OF PIQUA, OHIO  
BOARD OF ZONING APPEALS MEETING MINUTES  
6:00 P.M. – TUESDAY, JULY 28, 2020

**LOCATION**

The July 28, 2020 Board of Zoning Appeals meeting was conducted using a video conferencing application called Zoom.

URL: <https://us02web.zoom.us/j/83764543982?pwd=RzY2aDF5N3MxYjlyU2dTdVZrVksyUT09>

Meeting ID: 837 6454 3982

**CALL TO ORDER**

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

**ROLL CALL**

Members Present: Skip Murray, Joe Wilson, April Dankworth, Wayde Davis

Absent: David Fishback

Staff Members: Kyrsten French

**MEETING MINUTES**

Approval of the minutes of May 26, 2020 Board of Zoning Appeals Meeting. Meeting minutes were approved.

**NEW BUSINESS**

**RESOLUTION BZA 04-20**

A resolution requesting a variance to divide an existing lot to create a new non-standard lot at parcel N44-054170

Kyrsten French, City Planner provided the staff report.

Kyrsten noted that the applicant secured the rights to a portion of abandoned rail property to create approximately 40’ of road frontage along East Main for a new lot. A new lot in the R1 district requires a minimum of 6,000 SF. The applicant prepared a site plan to demonstrate that a house could be built, and the site

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could accommodate the required off-street parking. Because this lot will be nonconforming, its setbacks will be determined by following the context of the historic pattern set by neighboring structures.

Staff has reviewed the proposal and has found that it conforms to policies to preserve a traditional pattern of development in the Shawnee neighborhood district.

William Fulker, attorney and applicant, described the purpose of the request on behalf of the property owner, Wanda Pack. He explained that the new lot is being separated for Ms. Pack's granddaughter to build a home on.

The board deliberated and agreed that the request is consistent with the surrounding lots.

After no further public comment or deliberation, a motion was made by Wayde Davis and seconded by Joe Wilson. Resolution BZA 04-20 was approved with a 4-0 vote.

**RESOLUTION BZA 05-20**

A resolution requesting a variance to increase the maximum allowed square footage of a highway sign from 200 square feet to 520 square feet at the address 280 South Looney Rd

Kyrsten French, City Planner provided the staff report.

Kyrsten explained that the applicant proposed a highway sign that is 53' tall and 20' wide. The total sign face area is 720 square feet.

Analysis of the proposed sign dimensions in modeling software shows that the sign is roughly as tall as the site's building, and is about 4-5 stories in height. The applicant was asked to provide justification for the variance for the additional 520 square feet of sign area.

Staff review has found the cited justifications wanting of what peculiar circumstance has caused need for a variance. It seems clear that the many existing highway signs in Piqua that are 200 square feet or less are not currently jeopardizing motorist safety by being too small. The desire to advertise boldly to a large customer base is a common one and, in the absence of a zoning code precluding this outcome, could lead to many extremely large signs lining the highway all competing for motorist attention at once.

Kathy Harper, vice president of marketing and communications for Premier Health, described from a marketing perspective why the proposal is necessary. She noted the importance of brand consistency as well as way finding for emergency and urgent care.

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Renee George spoke about the need for an urgent care facility in Piqua and how Premier Health opened theirs in May of 2020. There is currently a monument sign off of Looney, but no directional signs.

Rob Steiner, HighTech Signs, explained that HighTech is the signage manufacturer for Premier Health Network. He spoke of the building's current signage and how it lacks visibility from the interstate. He noted the safety concern of motorists reading signage that is too small along a highway. Rob shared his screen to provide a visual of the building from different interstate angles. He also spoke of the lettering and brand and displayed two renditions of what the proposed signage would look like.

Patti Meszaros, System Director of Design, Construction and Real Estate for Premier Health Network, proposed another option of sign square footage to be removed from the building in exchange for a larger free standing sign. Their hope is to advertise the presence of the urgent care facility

Kyrsten French provided code clarification on the discussion of trading sign square footage. She noted that the square footage of different types of signs cannot be negotiated for square footage elsewhere. She explained how the code measures signage around text. Kyrsten also noted that the code states the land owners right to have various types of signs within a set square footage standard. The current request would technically be 1,060 sq ft total with the wrapping of the poles at the base of the sign.

Eloise Broner, Chief of Shared Services, Premier Health, spoke on the importance of visibility of emergency signage especially during the time of COVID-19. She also discussed displaying timely information with the included video screen.

It was further discussed that the approved highway sign will be constructed as soon as possible.

The board deliberated and agreed to amend the resolution to approve a variance increasing the maximum allowed square footage of a highway sign from 200 square feet to 490 square feet.

After no further public comment or deliberation, a motion was made by Joe Wilson and seconded by Skip Murray to amend Resolution BZA 05-20. Joe Wilson made a motion to adopt amended Resolution BZA 05-20 and seconded by April Dankworth. Amended Resolution BZA 05-20 was approved with a 4-0 vote.

### **OTHER BUSINESS**

None

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**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 7:19 P.M.

Attending the meeting to prepare the meeting minutes provided herein was Bethany Harp, 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](mailto:bharp@piquaoh.org).