

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX –COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, AUGUST 25, 2020

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, David Fishback
Absent: Wayde Davis

MEETING MINUTES

Approval of the minutes of July 28, 2020 Board of Zoning Appeals Meeting minutes were approved.

NEW BUSINESS

RESOLUTION BZA 06-20

A Resolution requesting a variance to increase the maximum driveway width at the property located at 3421 Ottawa Circle

Kyrsten French, City Planner provided the staff report.

Kyrsten noted that the city has a variety of residential lot sizes. For administrative ease, a minimum and maximum driveway width for residential districts ranges from 10' to 24'. On Ottawa Circle, an average larger lot width of 80', and general orientation toward autos as a primary transportation use means that the occasional larger curb cut should not pose any safety or comfort concerns to neighbors or pedestrians. Staff recommends that the developer takes care to serve the public interest by planting two shade trees within 15' of the sidewalk of this lot with the remaining 47' of lot width. This would create a balance of design to serve both private and public interests.

The board deliberated and agreed that the request is consistent and fits the context of the neighborhood.

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After no further public comment or deliberation, a motion was made by David Fishback and seconded by Joe Wilson. Resolution BZA 06-20 was approved with a 4-0 vote.

RESOLUTION BZA 07-20

A Resolution requesting a variance to construct a driveway using aggregate material in a residential front yard at N44-095820 on Manier Ave

Kyrsten French, City Planner provided the staff report.

Kyrsten explained that it is not permitted for new driveways meeting a public road to have a gravel base, and that the applicant proposed a concrete apron to mitigate any concern of gravel spilling into right of way. The driveway apron proposed will be the total of where the driveway passes through the public right of way plus 10 feet. The applicant will also pour concrete to form a pad outside of the garage to be built.

The rural character of this location suggests the appropriateness of allowing a driveway to be partially constructed with an aggregate material. Given that the property owner owns a large tract which could potentially be subdivided to create a more suburban neighborhood landscape, it is suggested that this variance be granted with the condition that further subdivision of the property would necessitate full compliance to city standards by paving the driveway. This condition of the variance would allow a nonstandard design to be allowed while the lot remains large, open and rural in character, without the unwanted effect that the property could never be required to upgrade to city standards in the event of further development toward a suburban neighborhood.

Jim Heigel, owner and applicant, spoke on the item. He clarified and explained what was shown on the site plan that was submitted with the agenda packet. Jim noted that he has no future plans of subdividing or selling the lot for further residential development. The crop land that exists will remain intact. He also noted that he drove the area and at least 13 other nearby properties have crushed stone driveways or alley access. Jim noted that the concrete apron will prevent gravel from the right of way.

The board deliberated and agreed that the mitigation of gravel spilling into the right of way was necessary.

After no further public comment or deliberation, a motion was made by Joe Wilson and seconded by David Fishback. Resolution BZA 07-20 was approved with a 4-0 vote.

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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 6:23 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.