

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, JULY 27, 2021

TO ORDER

At approximately 6:00pm acting Chair David Fishback 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 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: David Fishback, Joe Wilson, Wayde Davis, Wayne Davey
Absent: April Dankworth

MEETING MINUTES

Approval of the minutes from the May 25, 2021 Board of Zoning Appeals Meeting were approved by voice vote, noting a correction to the board members who were in attendance.

NEW BUSINESS

RESOLUTION BZA 11-21

A Resolution nominating and electing the Board of Zoning Appeals Chair and the Vice Chair for the 2021 calendar year

The Board of Zoning Appeals has nominated David Fishback as the Chair and Wayde Davis as the Vice-Chair and both have agreed to serve in this capacity.

After no further public comment or deliberation, a motion was made by Joe Wilson to approve Resolution BZA 11-21 and seconded by Wayne Davey. Resolution BZA 11-21 was approved with a 4-0 vote.

RESOLUTION BZA 12-21

A Resolution to consider a variance to construct an outdoor vehicle storage area with an aggregate material at 205 Hemm Road, zoned I2-Heavy Industrial

Kyrsten French, City Planner provided the staff report.

Kyrsten noted that the applicant, Dennis Browning, has requested a variance to construct a gravel storage area. The item originated as a Code Compliance case, where the City had notified the property owner that their property had not been suitably designed to store the volume and size of vehicles that it had parked. The applicant has requested to resolve the issue by constructing a gravel pad screened by evergreen tree plantings spaced 20' apart. This storage area would accommodate equipment and large vehicles.

As the zoning code is currently written, there is no other permitted treatment for vehicle storage other than paving and curbing the parking surface. The Board of Zoning Appeals has decided

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on a number of variance requests for gravel, and each have been weighed according to the plan submitted and individual circumstances of the property. If a pattern has emerged, it is that where the area requested to be used as a gravel storage facility is small relative to the size of the lot, sited behind a building, set back from the road, and screened with landscaping, the Board has judged these cases more favorably, considering that the potential for impacts to adjacent property values would be minimized.

Staff is supportive of this variance request to resolve the existing code violation, but would stipulate that if fencing is not also proposed, the variance should stay conditioned on the effectiveness of the trees to act as a sufficient screen. The trees then, should be at least 6' at planting time, at least 1.5" caliper and be planted at a spacing of approximately 25' to 30' apart to form a visual barrier between the public right of way and the storage area. The applicant would then be permitted to store equipment and commercial vehicles on this area of their lot.

The applicant is also considering the construction of a building to resolve the storage issue long-term. Kyrsten also explained the zoning permit process.

Dennis Browning, 205 Hemm Rd, came forward to discuss the item presented. He noted that last year the business experienced a reduction of sales. He went on to discuss the future storage building plans and how the gravel concept is a compromise in the meantime to store larger equipment. This lot will free up space behind the shop to better organize.

The board thanked Mr. Browning for his efforts in cleaning up the site. The board asked for clarification on the plans, height of the tree screening and inquired about the estimated start date. Mr. Browning explained that the gravel work is planned to begin in September of 2021 assuming board approval. The board deliberated and agreed that the plans presented would improve the organization and appearance of the site.

After no further public comment or deliberation, a motion was made by Joe Wilson to approve Resolution BZA 12-21 and seconded by Wayde Davis. Resolution BZA 12-21 was approved with a 4-0 vote.

OTHER BUSINESS

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 6:25 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.