

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – COMMISSION CHAMBERS
6:00 P.M. – TUESDAY, AUGUST 24, 2021

TO ORDER

At approximately 6:00pm Chair Person 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, Wayne Davey
Absent: April Dankworth, Wayde Davis

MEETING MINUTES

Approval of the minutes from the July 27, 2021 Board of Zoning Appeals Meeting will be voted on at the next scheduled meeting.

NEW BUSINESS

RESOLUTION BZA 13-21

A Resolution to consider a variance requested by the YMCA of Miami County to construct a 60 foot 8 inch structure in the CBD - Central Business District where the maximum height is 35 feet

Kyrsten French, City Planner, gave the staff report. It was explained that the YMCA plans to reconstruct their downtown fitness complex and community center across the street from their current location. They have assembled approximately 9/10s of an acre. Additional height will be used to provide room for the indoor amenities they seek to offer their members.

The proposal is to construct a 300' long building that extends through the block from High St to Ash St. It is along this span of the building that the applicant has proposed a height of just over 60'. Kyrsten noted that the residence at 321 N Downing St and the adjacent historic Cyrene AME Church at 227 W. Ash Street will be most proximate to the new build. The portion of the building directly behind the residence and historic church will be used for one of the indoor gyms at the complex.

The new structure proposed would be south and east of these properties. Sunlight to these properties will decrease after the new build. The 60' wall that will be located behind these properties will be set back approximately 10' from the back step of the residence. This meets the minimum setback requirement in the CBD for adjacent

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residential properties, though that minimum setback was adopted with a height maximum of 35' in mind.

There are existing buildings in Piqua's downtown that are approximately as tall as the proposed structure. As a very large box structure that extends the full width of the block, the YMCA's structure will have a more massive presence in some ways than what exists in downtown Piqua now.

Kyrsten noted the staff rendering in the packet were created using a program called Sketchup. Several views were demonstrated including a direct look at the adjacent 321 N. Downing property using the dimensions given, a comparative view of what the building would look like without the second gym room on the 3rd floor behind the historic church and residence, view of alley adjacent to east wall as well as a view of whole model of the proposed structure for context. Finally, photos were shared of buildings in Piqua's downtown that exceed the 35' maximum height. Both buildings exhibit a high degree of architectural detail and styling, and are located in the commercial core of downtown's CBD.

Two letters were read aloud, one from Tammy and David Wright, who are the owners of the adjacent property and Bob and Diane DeLaet.

Jim McMaken, applicant, 1306 Echo Lake Dr, came forward to speak on the item. He discussed that the YMCA is an asset in Piqua's downtown. He noted that the adjacent property owners never rejected selling their home. He also shared that they have been in contact again recently with the owners and have discussed having the home appraised. Mr. McMaken introduced the design team and asked them to present updated renderings of the design.

Bruce Everett, Muncie Indiana, came forward and noted his role in the design of the YMCA . He discussed materials used and noted that the design will have 4 front sides. It was discussed that the height south of 321 N. Downing St. will be roughly 31' and there is a 10' set back from the east property line with the proposed 60' height. It was noted that there is a fire escape plan routed in the rear of the building and third floor stair access to the proposed racquet ball courts. Mr. Everett noted that lighting would only be affected from the east in the early morning. He went on to say that property values sometimes increase when development arises in close proximity.

Chris Schmiesing, Community and Economic Development Director, came forward to speak on the item. Chris noted his appreciation for the \$15 million investment as well as the modifications to the design thus far. He discussed that utility and plan review elements would be reviewed by city staff at a later date and the item before the board at this time is specific to the height variance.

The board asked for clarification on the setbacks and height of the building near the adjacent properties. The board deliberated and discussed that the resolution would need to be modified to read "A Resolution to consider a variance requested by the YMCA of Miami County to construct a 60 foot 8 inch structure as reflected on the plans submitted in the CBD - Central Business District where the maximum height is 35 feet".

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After no further public comment or deliberation, a motion was made by Joe Wilson to amend Resolution BZA 13-21 and was seconded by Wayne Davey. Joe Wilson motioned to approve Resolution BZA 13-21 and seconded by Wayne Davey. Resolution BZA 13-21 was approved with a 3-0 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 6:55 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.