

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX
6:00 PM- TUESDAY, MARCH 26, 2024

CALL TO ORDER

At approximately 6:00PM Chair Wayde Davis called the meeting to order and welcomed all in attendance.

ROLL CALL

Members Present: Wayne Davey, Wayde Davis, Eddie Harvey, Eva Silvers, Debbie Stein

Members absent:

MEETING MINUTES

Mr. Harvey made a motion to accept the minutes from February 27, 2024 and Mr. Davey seconded, all votes in favor.

NEW BUSINESS

Resolution BZA-2-24

Chad Henry was present and gave the staff report. He reported that he is in favor of approval of the variance. The driveway will go up to the property line. Mr. Henry also reported that no neighbors have a problem with the property.

The applicant Randy Baker came forward to speak on the matter. He stated that where there is grass, there used to be concrete but it was worn down so he removed it. He is now looking to replace what was there when he bought the property.

Ms. Stein motioned to approve the resolution. Ms. Silvers seconded the motion. The resolution was approved with a 5-0 vote.

Resolution BZA-3-24

Chad Henry was present and gave the staff report. He elaborated on the variances and why they were combined in this resolution. They need approval to be able to move forward with the project. Mr. Henry stated he supports the variance for the drive isle as long as emergency vehicles are able to access what they need.

The second variance for the parking lots indicates that each parking lot/building will be it's own parcel.

The last variance for bicycle parking allows this to not be a requirement how the code is stated, but there would still be bicycle parking.

Mr. Davis asked if there were to be a bicycle tour in the area that needed a hotel to stay in if there would be enough room for them to park their bikes.

The applicant, Basis Piqua, LLC came forward to speak on the item. He states that bicycle racks will be at both restaurants but not the hotel. He said the hope is to break ground in July or August 2024. Likely seeing the vertical start the first of 2025.

Ms. Stein asked if any neighboring businesses had provided any feedback. Mr. Davis asked if the City had considered changing the traffic flow there at the intersection to make it the best for all. Mr. Henry said there are currently conversations for this.

Mr. Harvey made a motion to approve the resolution. Mr. Davey seconded the motion. The resolution was approved by a 3-0 vote.

Resolution BZA 4-24

Chad Henry spoke on the item. He stated that the code may need to be adjusted moving forwarding to help these situations. He recommends approval of the mural. He stated this variance is for the size of the mural. If approved here it will go to Planning Commission next month to approve the content.

Mr. Davis asked how big this mural is in comparison to the other mural downtown. No one was sure of the other mural but think this new mural is larger due to the wall being larger.

Ms. Stein stated she feels if the mural was any smaller it would seem off scale. She also is happy we are honoring them and their legacy.

Applicants with Downtown Piqua came forward to speak on the matter. They stated the mural is less than half of the wall. They state the artist is located in Columbus. Mainstreet will take responsibility for the maintenance of the mural as they enter into an agreement with Park National. They state that it is on a south wall so fading is inevitable but they are taking all measures to maintain it as long as possible. They hope to get started in May.

Ms. Silvers thanked the applicants for focusing on the history of people from Piqua and highlighting our history.

Ms. Stein made a motion to approve. Ms. Silver made a motion to second. The resolution was approved by a 5-0 vote.

OTHER BUSINESS

ADJOURNMENT

With no other business before the Board, a motion was made and seconded, the meeting was adjourned at approximately 6:40 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Emily McCulla at emcculla@piquaoh.gov.