

CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX
6:00 P.M. – TUESDAY, JANUARY 24, 2023

TO ORDER

At approximately 6:00 pm 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, Shannon Brandon, Wayne Davey, Wayde Davis, Nicholas Johnston

MEETING MINUTES

Approval of the minutes from the October 25, 2023 Board of Zoning Appeals Meeting were approved by voice vote.

NEW BUSINESS

RESOLUTION BZA 01-23

A resolution requesting a variance to increase the maximum residential driveway width at 3440 Ottawa Circle.

Kyrsten French, City Planner, gave the staff report. It was explained that the applicant, Indian Ridge Builders, requested a variance to build a driveway for a new residence to 35', which is beyond the 24' maximum driveway width allowed for a residential site. Staff recommends approval of this variance request.

The board deliberated and discussed that this variance request is common in this area due to the unique width of each lot.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 01-23 by Shannon Brandon and was seconded by Wayde Davis. Resolution BZA 01-23 was approved with a 5-0 vote.

RESOLUTION BZA 02-23

A Resolution to consider the decision of the enforcing official concerning a demolition order for 439 S Downing Street.

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Frank Patrizio, City of Piqua Law Director, came forward to speak on the item. Mr. Patrizio went over the timeline of the property.

Aaron Morrison, the Code Compliance Coordinator, came forward to speak on the item. The property had an active code violation case at the time of the fire.

Duane Liette, 10480 Lochard Road, Sidney, and Doug Liette, 8600 Looney Road, Piqua, came forward to speak on the item on behalf of the property owner, Edwin Liette.

The board deliberated and noted that the Code Compliance Coordinator followed the proscribed steps set forth in the International Property Maintenance Code and the City of Piqua Code; no repairs have been made since the original code compliance notification from March 2020; and the property is in worse condition than it was when the original notification was sent out.

After no further public comment or deliberation, a motion was made to approve Resolution BZA 02-23 by Shannon Brandon and was seconded by Wayde Davis. Resolution BZA 02-23 was approved with a 5-0 vote.

OTHER BUSINESS

Kyrsten French invited the board members to a joint City Commission and Planning Commission meeting to discuss Code Piqua. The meeting is scheduled for February 14, 2023, at 6:00 P.M.

David Fishback welcomed the newest board member, Nicholas Johnston.

Aaron Morrison introduced the new Code Compliance Officer, Derrick Pearson to the board.

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 approximately 6:30 P.M.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Melissa Clune at mclune@piquaoh.gov.