

**CITY OF PIQUA, OHIO
BOARD OF ZONING APPEALS MEETING MINUTES
MUNICIPAL GOVERNMENT COMPLEX – ADMINISTRATIVE CONFERENCE ROOM
6:00 PM- TUESDAY, NOVEMBER 26, 2024**

CALL TO ORDER

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

ROLL CALL

Members Present: Wayne Davey, Adam Seas, Eva Silvers

Members absent: Debbie Stein

Mr. Seas made a motion to excuse Stein from the meeting, seconded by Ms. Silver, all votes in favor.

MEETING MINUTES

Mr. Seas made a motion to accept the minutes from September 24, 2024 and Ms. Silver seconded, all votes in favor.

NEW BUSINESS

Resolutions BZA-9-24, 10-24, 11-24, 12-24

Chad Henry was present and gave the staff report for items 9-12. Alex Barnett, from Atlantic Sign Company, applied for variances for Kroger from the Piqua Zoning Ordinance.

BZA 9-24 requested a variance to exceed the maximum allowable size for the main Kroger wall sign. The zoning ordinance permits a maximum size of 150 sf, where the applicant was proposing a sign measuring 193.23 sf. Staff report recommended denial of the application.

Mr. Davey discussed numerous situations where total footage could scale. Henry stated that was not how the code worked, regardless of how far the building was setback from the road frontage. Seas stated that he agreed to be on this board to help business, not hurt them. Silver stated the sign would look too small at the limited size.

Paul Perkins, resident, spoke and stated that he felt the sign should be allowed.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

BZA 10-24 requested to exceed the maximum allowable number of wall signs. The maximum per code was 1 sign per 75 linear feet of frontage, which would not permit more than four. Staff recommended the denial of a variance to erect seven signs instead of four.

Discussion ranged from whether the variance was for 6 signs instead of 7, to which Henry stated that it was just voted as one sign (the Kroger portion), so you can't really say it's 2 separate signs now. Regardless, they are asking for multiple signs over the allotted amount.

Seas spoke about the location of the Liquor sign versus where it was in the store, and stated it needed to move. And because other businesses were already in the store, it was hard to tell them they could not have their sign. Silver stated she wanted the Pharmacy sign to stay so people would know it was in there.

Perkins, resident, stated he thought they should grant six signs.

Silver made a motion to approve the variance of seven signs, seconded by Seas. All votes were in favor.

BZA 11-24 requested to increase the maximum signage height of 3' to 3'-6". Staff recommended approval of this increase, as it was minor and aligns with the practical needs of a pre-fabricated sign design. Additionally, it did not deviate from the intent of the code or negatively impact the surrounding area.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

BZA 12-24 requested a variance to replace the face of the existing pole sign along Covington Avenue. The existing sign exceeded the maximum allowable signage area by a considerable amount. Staff recommended denial as it was a nonconforming sign, in which further modifications would delay efforts to meet the intent of the zoning ordinance.

Davey felt that the replacement of the faces were consistent with past practices, despite it being per business or another. Seas agreed.

Seas made a motion to approve the variance, seconded by Silver. All votes were in favor.

OTHER BUSINESS

Henry reminded the board to packets, meeting notices and cancellations were posted to the website with a new system to ensure they would receive everything at the same time. Members will need to subscribe to the particular updates they would like to receive, obviously being BZA in this regard.

ADJOURNMENT

With no other business before the Board, a motion was made and seconded, the meeting was adjourned at approximately 8:20 PM.

Comments requesting corrections, additions or deletions to the content of this record should be directed to Chad Henry at chenry@piquaoh.gov.