

**CITY OF CIRCLEVILLE
PLANNING AND ZONING COMMISSION
104 EAST FRANKLIN STREET
CIRCLEVILLE, OH 43113
(740) 477-8224**

Wednesday March 3, 2021
City Hall Council Chambers

MEETING MINUTES

Members Present

Terry Frazier
Dorcas Morrow
Mike Combs
Don McIlroy
Dick Liston
Kim Frericks
Brenda Short, Clerk

Visitors

Terry Frazier called the meeting to order at 6:03 p.m.

Roll call. Chad Kiser was absent.

Mr. Frazier stated the first item on the agenda is to approve the December 2020 Meeting Minutes. Don McIlroy made a motion to approve the minutes as recorded and Dorcas Morrow seconded. Motion carried.

Mr. Frazier announced that we would Open the Public Hearing on:

Planned Unit Development, as requested by Brown Memorial Home for Parcel # A0511150000100, approximately 34 acres located North of Morris Road and East of Atwater Avenue, Circleville, Ohio, in a Single-Family Residential District (R2).

Mr. Frazier explained the process. Applicant for Brown Memorial Home had a few steps to go through prior to tonight's public hearing. First was a pre application meeting to submit their sketch plan. Following that was the submittal of the Preliminary Development Plan. We are required to have a public hearing after the submittal of the package of the application within 60 days. After tonight's public hearing, within 35 days, we have to take action on it. We will do that on April 7, 2021. This is treated as a zoning amendment, but it is more than a zoning amendment. It is also the submittal of Preliminary Plan and Final Plan on the entire

development. That is reviewed by the Planning and Zoning Commission and by City Council. There will be an additional Public Hearing and process when it goes to City Council. It was properly advertised in the newspaper and by direct mail as per our City Ordinance.

Mr. Frazier asked if there were any abstentions by any decision-making officials? Hearing none then we will move forward.

He explained that if you are a presenter or if you are an opponent that wants to speak publicly about this tonight, then Brenda will ask that you take an oath in case it goes to court, then we can certify that this is a proper testimony. Brenda Short asked that all wishing to speak in reference to this item please stand. The oath was read and all were sworn in.

The applicants will first present. Craig Stevenson with Harral and Stevenson, Civil Engineer and Surveyor introduced Nathan Carder, President and CEO Brown Memorial Home and Gary Smith from G2 Planning and Design who will be presenting tonight.

Nathan Carder stated he has been an administrator for about 14 years and was brought on by Brown Memorial Home to look at expansion. As most probably know, Brown Memorial has been a part of this community for about 126 years. Started off as Brown Memorial Home in the hospital and have grown over the years. We have skilled nursing, long term care and assisted living. The goal is to look at a piece of vacant land that is 34 acres at the corner of Atwater and Morris. It incomed the vision of what Brown Memorial is looking to do in our community. There is a great opportunity to be able to take care of the elder population of Pickaway County. The business plan does not incubus everything on this piece of property. It is important to use resources close to home. The aging population throughout Pickaway County is growing and there are waiting lists for most facilities. We are also looking at the population from 10 -15 years from now.

Gary Smith stated he is here tonight to present the plan and address any questions from the commission or the public. This is a 34-acre piece of property located in the north end of Circleville. It has been vacant for quite some time. At the corner of Atwater and Morris which comes up and centrally dead ends into the property. Adjacent to the property is the existing condo development which is zoned AR. To the north is zoned R3. The site itself has essentially been farmed so it is open land and not a lot of existing trees with the exception of the edges of the property. Those trees through this development plan to be preserved. There are some set backs that have been added which help to preserve those trees and some of the natural buffer that exists. The applicant is requesting to rezone this to a Planned Unit Development. A PUD is a type of zoning that allows you to lock down exactly what it is that you want to develop. There is really no ambiguity in that process. This allows us to come in and say this is exactly what we want to do and this is exactly how it is going to look. It gives everyone a little more assurance that what is being developed has some quality and is going to protect their value and is well designed. It gives the developer the ability to create standard that make sense for the project. There is a significant amount of water that moves through the site and they are aware. They have planned for it. Essentially the intent is to rezone the piece of property to

develop a mixed senior living community. It will cater entirely to retired senior folks that either are looking for independent living but don't want to live in a single-family home any longer or folks that actually need more care or assisted living arrangement or they need more skilled nursing care arrangement. The property is designed for the opportunity for skilled nursing and assisted living facility and it is broken down into three sub areas. There is a skilled nursing and assisted living facility that has approximately 100 beds for people who need some assistance or need skilled nursing care and then 40 independent units and those living units cater to people who may not be ready to move into assisted living facility at this point but they are seniors and they want to start to transition out of their single family home move to a place where they don't have a lot of exterior property maintenance or they may be folks who have loved ones that need more care and they want to be close by. Along with that there will be a host of amenities including a club house, indoor pool facility for use by the assisted living and the independent living residents. He stated they would like to accommodate for a small commercial space that will allow for personal services such as a beauty shop that is walkable and is not only accessible for this property but also walkable to folks that are neighbors. The hope is to also work with some allied professionals on some office space who would help to serve the community such as doctors who are seeing patient that are in the facility or dentist or other allied professional.

Based on the comprehensive plan for the city, they have extended Morris into the site and up through. That is the main feeder for the development and that will provide the majority of the traffic for the development getting up into the assisted living facility. They have established set-backs where the perimeter has existing trees and some areas where there aren't. They will augment that with a combination of mounding and trees to create an additional buffer so to help buffer from the existing residents. This will occur everywhere that they are adjacent to existing residents. The sub area that is broken down into three areas. Each sub area has its own individual standards for each of these sub areas. There will be a couple large ponds for the storm water. They will create some paths that will allow folks to walk through the site and around the pond. Plan to install some benches so people can sit out there and relax. If you live nearby and you want to walk around the site and stroll by the pond and then can sit and relax, it will be open to the general public. The real advantage is it is all senior oriented and very low activity and very quiet. Traffic will be very low density compared to single family homes. Will provide tax dollars to the city and to the schools.

Landscape plans show a very well landscaped facility with trees throughout the facility and buffers along all perimeters. There will be landscaping around the pond with possibly a fountain to recirculate water. It should be a very pleasing environment. It has been designed in such a way to control speed through the community. There will be a mini round about in the center to keep traffic speeds very low through the community. The overall goal is to design all of this with a very cohesive architectural theme. All units will be designed using very similar architectural style and similar materials. All will be very similar in style.

There were no questions from the commission.

The first person from the public to speak is Phil Speakman from 387 Sycamore Drive. He stated he lives to the north of the property in the last house. He stated he wanted to inquire about landscaping and the buffer to make sure that he had some privacy from the facility. He also inquired if there was a way the property owner could get a variance so that a homeless shelter wouldn't end up on the other property behind there. He stated he likes this presentation but does not want to have a homeless shelter appear in the other vacant lot. He also inquired about carrying the road through.

Gary Smith stated that the landscaping buffer will be one that will screen the facility from the surrounding residential properties. He also stated that Brown Memorial Home has no interest in the other vacant property and has no say in what may develop in that area. He explained that the City's Comprehensive Plan requires the road to connect up through to the street there. He stated again that there will be some landscaping there to buffer the area.

Greg Bunger who resides at 375 Sycamore Drive stated he lives in the same area where Phil lives. What is the set-back to the parking lot? He stated he paid extra for the lot he bought to be on that tree line and wants to make sure that the trees are going to remain. He stated he would like to see the property pushed back because he has an inground pool in the back yard and they have get-togethers and enjoy their back yard. He stated he does not oppose this development. At one point it was proposed to put HUD housing there. He also stated he has a neighbor that has a spouse that is currently in Brown Memorial Home and he understands the need for a facility of this type. It is good for the community but he feels like it is encroaching into the area he spent extra money for to have his privacy.

Gary stated there is a 25-foot minimum on side yard, but in reality, it will be about 40 foot set back and there will be existing trees there along with additional landscaping for a buffer. The existing trees will be maintained. He stated they would be happy to continue to look at the buffer to ensure they would still have their privacy. Brown Memorial Home is here to be a good neighbor and fit in in this community.

Mr. Bunger stated there have been theft back in this area and just last week he had his son's bike stolen and this gives another access point for people to get into that back area. He inquired what the security would be for the area that Brown Memorial Home is building on. Resident have never had to worry about people coming in through a back entrance and now this opens that area up and the fear that thefts will increase with the extra exit point. People will use this street to cut over from Walnut Creek Pike. He also inquired where the dumpster would be and will there be buffers for that also.

Gary stated with the design they are using; it should slow down the traffic and prevent it from becoming a convenient cut through from that end of town. The City's Comprehensive Plan has had this on their plan for quite some time and they have had some conversation about connecting versus not connecting. Ultimately the Comprehensive Plan shows the need for the North South connection. The goal for this development is to keep this as a really quiet, slow street for this type of development. He also explained there will be different locations for the

dumpsters. Each will be screened from view on all four sides and there will be a fence with a gate and landscaping to buffer it. The dumpsters will be emptied on a regular basis and should not be overflowing or an eye sore.

Mr. Smith explained that with a PUD, it allows the developer to create the predictability. What is presented on this plan is what has to be built. It cannot be changed without coming back through the whole public meeting process. If there were to be any changes to the plan presented, the residents would get notice before it ever happened. This is unique to this piece of property.

Don McIlroy asked Mr. Smith to explain the difference between a PUD and regular zoning code.

Mr. Smith explained a regular zoning district allows for many different things. With a PUD, they have to file the plan and create a zoning code that is very specific to this development. In the PUD, you have to plan for the architectural design, screening and landscaping requirements, setbacks, and sign requirements. A lot of those do not exist or have to comply in a regular zoning district. This provides a lot more certainty as to what the finished product is.

Jim and Patty Myers had previously requested to speak, but chose not to when it was their turn.

Linda Knisley who resides at 363 Sycamore Drive inquired about the yellow survey tape that was put up several months ago and it goes onto her property.

Gary Smith stated they have not done any surveying and the tape does not belong to them.

James Lint inquired about the entrance to Lone Pine and if it will change. It can be a speed way at times

Gary Smith stated they are looking to cause the least impact as they design the road connection. There still has to be some more detailed engineering on that part.

Nathan Carder stated it would be better if they didn't have to do the road connect but it is part of the Comprehensive Plan. He stated they will continue to meet with the public and continue to keep everyone updated.

Matt Fosnaugh came in later and asked to speak. He asked about the three phases of construction.

Gary Smith stated it would be done in phases and they plan to keep everyone updated once it has been approved.

Terry Frazier read the definition of Planned Unit Development from our Zoning Code. PUD shall mean an area of land in which a variety of housing types and subordinate commercial facilities

are accommodated in a planned environment under more flexible standards, such as lot sizes and setbacks, than those restrictions that would normally apply under these regulations.

Permitted uses within the R, AR LB and SU Districts may be combined in the PUD District, provided that the proposed locations of non-residential uses are compatible with the design of the overall tract, will not adversely impact adjacent property and that the location of such uses are specified in the preliminary and final development plans.

Mr. Frazier explained the next steps. The Preliminary Plan will be forwarded for review by planning consultant and civic engineer. Planning & Zoning will come back in one month on April 7th with a decision to approve, approve with modifications or deny. At that point, it will then go to City Council for another Public Hearing. After that it will be assigned to a Council Committee for review and discussion. Council then has to vote to approve the Preliminary Plan. The final Plan will include the engineer's design.

Kim Frericks made a motion to close the Public Hearing and Dick Liston seconded the motion. All approved. The Public Hearing was closed at 6:53.

The Regular Session of Planning and Zoning Commission was called to order at 7:02 p.m.

Amendment of Development Plan, as requested by the Courtyards at NorthRidge, to remove the requirement to build Phase II Connection Road.

Terry Frazier explained that Mr. Whaley had come to Planning & Zoning previously with a Preliminary Plan for the Courtyard at NorthRidge in late spring for a 41-unit condo development that will involve the construction of a new street.

Mr. Whaley is here tonight to ask to amend the plan and not be required to construct the street. He explained that with Covid, the cost of building supplies and everything has doubled and at this time he is only going to be able to construct the first phase of 41 condos and he does not want to have to construct the street if there is no development in that area.

Terry Frazier also stated that there would not be a connecting street between this condo development and The Crossings condos. Instead, he has proposed to put a breakaway gate up between the two condo developments that can be broken in case of an emergency to allow emergency vehicles to enter. The Circleville Fire Chief has no issues with this change. The engineer has no restraints.

Mr. Whaley stated that Red Barn is not doing any development at this time and Wyngate and has no use for the new street. The cost would go to the developer and he would have to raise the cost of each condo unit. That then puts the condo sales pricing out of reach for the group he was developing these for. He stated people are leaving Columbus and moving this way. If this phase does become successful, then he would move to a second phase.

Don McIlroy stated he would like to see a curb cut to the west in Phase 1. He also suggested asking Mr. Clifton to assist with the cost of the construction for the new road.

Terry Frazier stated we will require a revised Preliminary Plan since the one presented is 20 years old. It must show future development. We need a concept plan that shows traffic impact study, show Pontius Road and perhaps it is time to start the conversation with Wyngate in reference to commercial traffic in that area.

Mr. McIlroy stated he still believes the project needs to include an extended street.

Dick Liston stated it is a hardship to ask one person to pay the fees and then later it helps all the surrounding developments.

Discussion was had in reference to Mr. Whaley only purchasing the acreage for Phase 1 and then he would not have to construct the street.

Mr. Whaley will explore the idea and discuss with Mr. Clifton.

Dick Liston made a motion to allow the developer to only build the road slightly past the first entrance of his property as long as he doesn't own the property beyond the entrance and stub out north. Don McIlroy seconded the motion. 5 Yeas. 1 Nay. Motion carried.

Terry Frazier stated the Planning & Zoning Commission will have the election of officers at the next meeting and we will have the PUD discussions.

Don McIlroy made a motion to adjourn and Dick Liston seconded the motion. All in favor. Meeting was adjourned at 7:56 p.m.

Submitted by Brenda Short, Clerk

