

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

Wednesday April 7, 2021
City Hall Council Chambers

MEETING MINUTES

Members Present

Terry Frazier
Dorcas Morrow
Chad Kiser – arrived late
Don McIlroy
Dick Liston
Kim Frericks
Brenda Short, Clerk

Visitors

Gary Smith
Craig Stevenson
Nathan Carder

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

Roll call. Mike Combs was absent.

Mr. Frazier stated the first item on the agenda is to approve the March 2021 Meeting Minutes. Don McIlroy made a motion to approve the minutes as recorded and Dorcas Morrow seconded. Motion carried.

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).

Terry Frazier reviewed the process for a Planned Unit Development from the City of Circleville Planning and Zoning Code. A copy is attached to these minutes.

He distributed a copy of the of the reports from CT Consultants, the Planning Consultants for the City of Circleville, who reviewed the Preliminary Plan. He explained that we are not here tonight to address each finding/comment.

Mr. Frazier stated the report is comprehensive. The main part of tonight's meeting is to determine that all criteria for recommendation has been met. Those six criteria are listed in the PUD Procedures, a copy of which is attached.

Nathan Carder stated it is very important a decision be made soon as to whether the PUD will be approved or not. Brown Memorial has to make a decision in the next couple months as to whether they are going to purchase the property. That decision is based on the outcome of the PUD. He asked that the committee look at the big picture and the way this will transform Pickaway County. Brown Memorial Home is looking to create an all-inclusive health campus. The retail portion would not be until later. He stated you have to cater to the independent living portion of the development. These people are the ones that would benefit from the retail space.

Craig Stevenson stated the strategy was not to submit for General Business or Limited Business zoning due to the independent living portion of the development.

Gary Smith stated if they applied for Special Use zoning, they would have to apply to two separate boards and the process takes longer.

Terry Frazier stated the next step is to make a recommendation to City Council. That recommendation can be to approve as requested, approve with modifications or deny.

Don McIlroy made a motion to approve with modification the proposed Planned Unit Development for Brown Memorial Home. Study the CT Consultants Report and Recommendations and address the modification. Dorcas Morrow seconded the motion. All were in favor and the motion carried. The application will be forwarded to City Council. They will hold a Public Hearing.

Terry Frazier stated the recommendations made by CT Consultants must be resolved and he would be happy to have these discussions with Craig Stevenson, Gary Smith and Nathan Carder. A meeting will be set up to further discuss.

Don McIlroy made a motion to adjourn and Kim Frericks seconded the motion. All in favor. Meeting was adjourned at 6:30 p.m.

Submitted by Brenda Short, Clerk

DRAFT