

## CIRCLEVILLE PUBLIC HEARING 8-4-2020

---

Circleville City Council convened on Tuesday August 4, 2020 at 7:00 pm. The following members meet at the Mary Virginia Crites Hannan Park - Starkey Pavilion. David Crawford; President of Council; Michelle Blanton, At Large; Katie Logan Hedges, At Large; Tom Klitzka, At Large; Jeff Hallinin, First Ward; Barry Keller, Second Ward; Todd Brady, Third Ward; Sheri Theis, Fourth Ward and Linda Chancey, Clerk. Attendees: Mayor Don McIlroy; Service Director Terry Frazier and Developer John Gordon, Englefield Oil Co.

Roll call and all speaking parties were sworn in.

The Public Hearing notice was published in the local Circleville Herald newspaper on July 3, 2020. There were no phone calls or correspondences regarding this public hearing rezoning.

Crawford stated the purpose of the public hearing is to hear a request by Wachtel & McAnally Architects, for Englefield Oil, Duke & Duchess, located at 235 East Main Street. Circleville, OH 43113 to rezone an area from DB, Downtown Business District to GB General Business District.

### **DISCUSSION:** (site plans was available)

John Gordon, Englefield Oil Co. gave a brief overview of the property that needed to be rezoned, the present convenience store will be torn down along with the neighboring paint store. Gordon explained the site plan and the layout of the larger new store and changes to the (2) two curb cuts along East Main Street and another access/curb cut that will be further away from the traffic signal. Gordon continued with the new convenience store/building will be moved over sixty-seven feet from the South Washington Street and the gas/fuel canopy will be moved back 22 ft. from the current right of way.

Brady asked if the old fuel tanks will be removed? Gordon stated "Yes, they will be," removed and newer thicker walls will be installed. Also, Brady continued about retention ponds. Gordon stated the retention ponds will be underground so that it goes into the exiting storm water drain.

Hedges asked why is Englefield Oil replacing the building? Gordon stated that the company wanted to do an overall rebuild instead of a band aid improvement to the current building.

Theis asked about their food service. Gordon said it will be their own food and not a franchise.

Keller asked about the stone material on the front of building. Gordon said this is called board and batten material that will encompass the whole building.

Crawford asked if this is a 24 hours service facility? Gordon stated "Yes, it will be," the current store is too.

Keller asked if there will be landscaping between the curb and building in front of the building. Gordon stated I must consult with the landscaping and lights committee, but I am sure there will be.

Theis asked about the canopy and lighting around the store. Gordon stated it will be like the one that is there, but with newer upgrades and the neon green color because of BP requirements, also it will wrap all around. I will have to draft a photometric for the Planning and Zoning to display the lighting will be placed, so there are no lights shining on neighbors, but shining downward.

Blanton asked about the sign on Washington and Main Street. Gordon stated the name on it will change to the top with the gas/fuel prices and diesel prices with LED lights at the bottom, but more modern looks.

Klitzka asked about the time frame once all the processes are in place. Gordon stated after all the meetings maybe next Spring of 2021.

Hallinin asked what is the goal for finishing this project? Gordon stated we must remove the underground tanks and make sure we have the new regulations in place for the new tanks, but it needs to be planned out.

Hedges asked if the plans get stuck somewhere in the planning meetings, what is the next plan. Gordon stated that we would not bulldoze the paint store just make improvements to the current convenience store.

Crawford asked if Englefield Oil worked in areas surrounding by historical district because the project is in an area surrounded by historical buildings. Gordon stated I am currently building in New Albany and am familiar with that historical district planning. The current one in New Albany is 5,300-ft. store and looks like a two-story barn.

Terry Frazier explained that Planning and Zoning heard the applicant plans for a gas station, they are not permissible in the downtown, but this business has been here for thirty-five years. The convenience store is permitted, and the fuel station is a conditional use. This is a phenomenally successful business to move forward on this project. We have not seen development plans yet for storm/water, lights, setbacks. This plan is not within the historical business area, but it is a legal permitted use in the downtown business district.

Caryn Elizabeth Koch- Esterline, 1452 Stoutsville Pike stated as a citizen more thought should have went into the building, that location is not a contemporary setting, but more of nineteen century looks.

Frank Quinn, 445 East Main St., addressed Council on concerns about three areas of zoning capability issues that was mentioned If you follow the City's codes for Planning this gas station would go away. The fact that it is a non-conforming use the owner uses it as a profit on the business and to allow the zoning. What is best, what is written in the zoning ordinance, look at the precedent Council is setting. Be careful of how you proceed and on how you decide on the downtown and the neighborhood for a good quality of life.

Dale Herron, 344 Chatham Rd. representing the Uptown Circleville Design/Visual committee asked how this will look for the future for the downtown attractiveness. One of things is preserving the historical integrity character of the downtown and trying to maintain that. The color scheme could be better and the front of the building, maybe placing the building in the front instead of the fuel pumps.

Richard Rhoades, 649 Dunkle Rd. voiced concerns about the drug traffic and trash in his rental properties' backyard, plus the traffic, noise, and the need for extra security in that area.

Bill Adkins, 238 E. Main St. voiced reservations about general wellbeing for the neighborhood of the area. The activity of the fuel station and the noise, drug traffic with no control over their station now. They are not a good commercial neighbor; the lights are on and it is a twenty-four operation. It is not a positive contributing factor for that area. Adkins read a part of the zoning codes concerning this area. This does not go with the area or downtown area. The new lighting will be pointed to the neighborhood, the lighting design needs to be moved farther away from the curbs

Chris Spring, 335 Meadow Lane, asked Council the question "is Council going to choose to follow your own laws and zoning codes that are in place regarding this fuel station." The spot zoning is against the City's standards and the downtown area.

Gordon stated we would like to improve the present building and lot that is currently there and the entrances and have safety features with the riffraff that could be curtailed with the improvements.

Crawford stated the public hearing is closed. This is forwarded to the Cmte of Whole, Tuesday, August 18<sup>th</sup> at 6:00 pm for further deliberations, there will be no more opportunity to speak The meeting was adjourned at 7:11 pm.

Respectfully submitted by

Linda Chancey, Clerk