

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

Wednesday August 5, 2020
Mary Virginia Crites Hannan Park – Starkey Pavilion

MEETING MINUTES

Members Present

Al Sedlak
Terry Frazier
Dorcas Morrow
Mike Combs
Don McIlroy
Chad Kiser
Kimberly Frericks
Brenda Short, Clerk

Visitors

Paul & Jennifer Dickey – Wagner’s Flowers
Terry Whaley – Courtyard at Northridge

Terry Frazier called the meeting to order at 6:00 p.m.

Don McIlroy stated a community that is successful has a good team of volunteers. Volunteers improve the community. A plaque was presented to Marsha Griebel Graham for her 7 years of service on the Planning & Zoning Commission.

Terry Frazier introduced Kim Frericks, who is our newest member on Planning and Zoning Commission. Kim stated she was born and raised in Circleville. She has worked at Ohio State University for 17 years and is now working from home. She wants to be more community engaged and is looking forward to serving on the P&Z Commission.

Mr. Frazier stated the first item on the agenda is to approve the June Meeting Minutes.

Terry stated we are meeting at the park today so we can maintain social distancing and masks are required unless you are talking.

Chad Kiser made a motion to approve the minutes as recorded and Dorcas Morrow seconded the motion. All in favor, motion carried.

REZONE, as requested by Paul and Jennifer Dickey to rezone 325 East Main Street, Circleville, OH 43113 from Residential Office District (RO) to Downtown Business District (DB).

Terry Frazier stated they had submitted an application to amend the zoning for 325 East Main Street.

Mr. Dickey stated that in 1992 they had purchased Roundtown Café in downtown Circleville and 8 years later they had wanted to start a family and sold the restaurant business and opened Wagner's Flowers in 1999. They have operated this flower shop for 21 years. Recently the neighboring lot was sold to a construction business and they installed a privacy fence. This fence makes it difficult for Mr. Dickey's business to get their delivery van in and out of the rear of their property. They wish to remain in the downtown area.

Mr. Dickey stated he spoke to the neighboring business on Main Street and was well received.

Terry Frazier stated Mr. Dickey came and met with him to discuss his options. Main Glass had been at the 325 E. Main Street address for many years and that was a non-conforming use. Once that business ceased, the non-conformity ceased for that address. Board of Zoning Appeals has the jurisdiction to permit substitutions for the non-conforming. Mr. Dickey was instructed to contact Tom Spring with the Board of Zoning Appeals.

Mr. Dickey contacted Mr. Spring and was told to talk to Terry Frazier. Mr. Dickey is here tonight to request that the property at 325 E. Main Street be rezoned from Residential Office District to Downtown Business District.

Don McIlroy stated his concern of the prolonged process since the BZA formation, now you have to go to two different boards and this prolongs the process.

Al Sedlak stated he was against spot zoning but for a business owner wanting to stay in the downtown this may be the only option.

Mr. Sedlak stated the building is within the setbacks for Downtown Business District and fits those guidelines.

Don McIlroy made a motion to recommend approval to City Council to rezone 325 East Main Street, Circleville, OH from Residential Office District (RO) to Downtown Business District (DB). Chad Kiser seconded the motion. 7 Yeas. 0 Nays. Motion carried.

REVIEW FOR APPROVAL OF ZONING DEVELOPMENT PLAN & PRELIMINARY PLAT, as requested by Terry Whaley for The Courtyards at Northridge, a Condo Development on Stoutsville Pike.

Terry Frazier stated this is for a 41 unit condo development that will involve construction of a new street. These are single family, single unit condos. Apartment Residential District zoning verbiage was amended to allow the single family, single unit condos.

A development plan was submitted for review for Zoning. Everything complies but the rear yard setback of 35 feet. Mr. Whaley is requesting 30 feet.

Mr. Whaley stated The Crossings, the condo unit next door, has 30 foot rear yard setback. He requested that if the site plan meets all other requirements, then can they get a conditional approval to get started this fall.

There is existing storm drainage and they plan to enlarge the pond behind The Crossing to bring it down so the new condo units will have a water view and it would also be able to handle more storm drainage. The engineering group is EMH&T. They also developed The Crossings next door and are familiar with the guidelines.

Terry Frazier stated with this new development, they also plan to realign Pontious Road and will also have a future project of a new public road.

Terry Whaley explained they would build a Pavilion like you would see at a state park with fireplace and a shelter house for 20 – 30 people. He stated they are hoping to be able to share the pool and conference room The Crossings have.

Terry Frazier stated he would like to get an outside consultant to review development plans and comment back to us any necessary changes before final approval.

Chad Kiser made a motion to approve the zoning development plan with the condition that the outside consultant firm will review and comment on any changes and those changes will need to be made before final approval. This would allow the developer to get started. Don McIlroy seconded the motion. 7 Yeas. 0 Nays. All in favor. Motion carried.

Terry Frazier stated Mr. Whaley is also here tonight for a conditional approval of Preliminary Plan for the subdivision. This will be a one lot subdivision with a public road.

Mr. Whaley stated this is like a jigsaw puzzle. Pieces will come together and form the subdivision, but only as condos sell.

Kim Frericks inquired what the public road area behind the condos will look like

Mr. Whaley stated it would be landscaped just like around the homes to invite more traffic. There will be trees, sidewalks and a trail.

Don McIlroy made a motion to give a Conditional Approval until an outside consultant reviews the plan. Dorcas Morrow seconded the motion. 7 Yeas. 0 Nays. All in favor. Motion carried.

ADJOURN

Don McIlroy made a motion to adjourn and Dorcas Morrow seconded the motion. All in favor.
Meeting adjourned at 7:25 p.m.

Submitted by Brenda Short, Clerk