

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

Wednesday, January 3, 2018
City Hall Council Chambers

MEETING MINUTES

Members Present

Al Sedlak
Dorcas Morrow
Terry Leasure
Marsha Griebel Graham
Brenda Short, Clerk

Visitors Present

Brian Carrothers
Wes Hart

Chairman Al Sedlak called the meeting to order at 6:00 p.m.

The first item on the agenda was approval of the December 2017 Meeting Minutes. Dorcas Morrow motioned to approve the minutes, seconded by Terry Leasure. All in favor, minutes approved.

First item on agenda is Various Permit 24-17 as requested by Philip Norpoth, 3190 Clifford Ave., Ashville, OH for the premises located at 304 E. Mound St., Circleville, OH 43113, to remove an existing 8 feet x 20 feet addition and to vary the maximum square foot lot coverage from 3,330 square feet to 3,550 square feet footage in an R-4 Historic Residential Neighborhood, single family residential district.

Philip Norpoth was unable to attend tonight so he asked Brian Carrothers, Circle City Home Improvements, his contractor to speak on his behalf.

Brian Carrothers was sworn in and explained basically right now the house is a double occupancy home. I would like to change it back to a single occupancy home. Plans to remove the staircase off the back and the door which is being used as a rental in the upper level. Wants to take that addition that is on the rear, extend it out to be a 22 x 28 addition on the back to be a master suite in the lower level. Philip is going to move into this structure and it will not be used as a rental. Plan is to go in and refinish the interior and bring it back to the original condition; remove the carpet, refinish the floors, refinish the trim and add a new roof. With going to the 22 x 28 addition, with the removal of the patio, that is only additional 8 square foot once the patio is removed. It will be a master suite, with a little bathroom and a mud room and family room. Going back to a single occupancy that also alleviates the parking issues that have occurred with it being a rental property. The house currently has a front porch of 536 square feet and garage is 480 square feet. There is an addition on the garage that is 336 square feet. The old addition is 160 square feet and the brick patio that is currently there is 448

square feet. The new addition will be 616 square feet which will take the structure to 3,454 square feet.

Al Sedlak inquired if this was the property at the corner of East Mound and Washington Street.

Mr. Hart stated he lives in the house east on Mound Street and is just interested in what they are doing and how it might affect his property. He inquired if they were just cutting that little back addition off and squaring it up.

Mr. Carrothers stated basically they were taking the back addition off and squaring out the house, getting rid of the staircase, the door and remove the apartment upstairs. He is actually going to put a third furnace in the attic. Currently there is one shared unit in the basement. There is no duct work upstairs currently. It will be single story and just making that addition wider to match the architecture of the house.

Al Sedlak stated that if anyone would be adversely affected by it, it would be Mr. Hart. Residents who would be straight to the north on East Franklin would not be adversely affected because there are out building in between. There is one house that faces Washington Street.

Dorcas Morrow inquired if this would include taking out the shrubbery.

Mr. Carrothers stated yes all of the shrubbery and hedges would be removed. In the center of the shrubbery is a paver patio now that would be removed. There will be a door put in toward the garage for easy access from the garage.

Al Sedlak stated if there are no other questions or comments, can we have a motion to approve Variance Permit #24-17?

Terry Leasure motioned to approve and seconded by Dorcas Morrow. VOTE ON MOTION: AL SEDLAK, YEA; TERRY LEASURE, YEA; DORCAS MORROW, YEA; MARSHA GRIEBEL GRAHAM, YEA. 4 YEAS, 0 NAYS; MOTION CARRIED.

Al Sedlak stated the only other item on tonight's agenda is two items that are combined - Conditional Use Permit #8-17 and Variance Permit #22-17. They are companion issues from the same applicant that were tabled two meetings ago and remained on the table for the December meeting. No one is here to address this. As indicated earlier, Al stated he did have the opportunity to speak with the Mayor earlier today and it was our agreement this item should still remain on the table till the February meeting. The board agreed these items will remain tabled until the February meeting.

Al Sedlak stated this is an on-going matter and there are some additional questions that he has for the Service Director to be sure that everyone understands correctly. Otherwise, we will leave those items remained tabled. Brenda Short stated a letter was sent to Rocket VII from Don Sherman this week stating if they wished to be heard at the February 7, 2018 meeting, they would need to contact our office prior to January 23, 2018.

Terry Leasure stated that Terry Morrison is talking about selling the property that is currently the Ohio Market. Terry believes the area is zoned residential, but years ago it was grandfathered in as a store. He is thinking about retiring and selling. If he sells and the buyer does not take it over for a period of time, or if something falls out, how long is allowed until they can go back in there as a store?

Al Sedlak stated he thought it was two years. He located it in the book: A non-conforming use which has been discontinued or abandoned shall not thereafter be returned to a non-conforming use. Non-conforming use shall be considered abandoned and whenever either of the following conditions exist: (a) when the use has been voluntarily discontinued for a period of two years or (b) when the non-conforming use has been replaced by conforming use.

So he has two years replied Terry Leasure.

Al Sedlak replied yes. Al Sedlak stated a non-conforming use is a property right so he can sell that to someone else and if they continue that exactly the same they do not need our approval. Two years is the time limit. If someone was to buy it and just re-open the store and keep it exactly the same, he doesn't believe they would even have to come before Planning and Zoning, but if they would want to enlarge the store or change to a different kind of store, then they would have to come to Planning and Zoning.

Terry Leasure stated he would inform Mr. Morrison.

Al Sedlak stated the only other thing that needs discussed and needs to be put on the February agenda is the Annual Election of Officers.

Brenda Short will put Annual Election of Officers on the agenda for February along with Rocket VII.

Al Sedlak stated since there were no other items to discuss, he asked for a motion to adjourn.

Terry Leasure motioned to adjourn, seconded by Dorcas Morrow. All in favor, meeting adjourned.

Submitted by Brenda Short.