



**Planning and Zoning - Minutes
Wednesday, February 01, 2012**

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

Wednesday, February 1, 2012
City Hall Council Chambers

MEETING MINUTES

MEMBERS PRESENT

Bill Mosher
Don McIlroy
Mike Combs
Terry Leasure
John Ankrom
David Moss
Al Sedlak
Valerie Goeller, Clerk

VISITORS PRESENT

David Crawford
Kevin Snyder
Akiko DeViney
Robert Schorr
Ryan Bass
Justin DeVries
Darrin & Alina Hamner
Tom Spring

Bill Mosher opened the meeting at 7:00 p.m., and introduced new members, Mike Combs, John Ankrom and Mayor Don McIlroy.

The first item on the agenda was approval of November 2011 Meeting Minutes. Al Sedlak motioned approve, seconded by Terry Leasure. All in favor, motion carried.

The next item on the agenda was Election of 2012 Officers.

Al Sedlak motioned to retain Bill Mosher as Chairman, seconded by Don McIlroy. All in favor, motion carried.

Terry Leasure motioned to retain Al Sedlak as Vice Chairman, seconded by Mike Combs. All in favor, motion carried.

John Ankrom as Service Director will serve as Secretary and Valerie Goeller will serve as Recording Secretary.

The next item on the agenda was Variance #1-2012, as requested by DaNite Sign Company, 1640 Harmon Avenue, Columbus, OH 43223, to install a $1.833' \times 19' = 34.83$ square foot wall sign for Pizza Hut, 1240 North Court Street, and vary the maximum signage allowed from 39 square feet to 69.66 square feet, in an area zoned GB, General Business District.

Robert Schorr was sworn in and stated they want to update the building. The building sits back a distance. If you head north on Court Street, you cannot see the sign they have on the front. Going south bound you can see it in time to make the turn back into the private drive. We are requesting a sign on the side of the building. They are routed out faces backed with Plexiglas and illuminated. There is a ground sign existing, therefore we can't have one. That sign is for the two large tenants in the back and there isn't any room to add another panel for Pizza Hut.

Bill Mosher stated your application is marked yes and no for moving parts.

Mr. Schorr stated that is a mistake, there are no moving parts. The yes check was for the illumination.

John Ankrom stated the permit needs amended to being marked as illuminated with no moving parts.

John Ankrom motioned to approve, seconded by Don McIlroy. VOTE ON MOTION: BILL MOSHER, YEA; DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA; DAVID MOSS, YEA; AL SEDLAK, YEA. 7 YEAS, 0 NAYS. MOTION CARRIED.

The next item on the agenda was Variance #2-2012, as requested by DE Signs, 6167 State Route 3, Waterloo, IL 62298, to install a $28.03' \times 9.36' = 262.36$ square foot wall sign for Rural King Supply, 23625 US Rte 23 South, and to vary the maximum signage allowed from 100 square feet to 262.36 square feet, in an area zoned GB, General Business District.

Justin DeVries was sworn in and stated he is with Rural King Supply. If we followed city ordinance our sign would only be 3'7" tall, with a viewing distance of 750'. The sign we are requesting is 6' tall letters which makes the viewing distance 3,200'.

Bill Mosher asked if the letters and windmill would be lit.

John Ankrom asked if the letters were individual.

Mr. DeVrie replied yes, it is a lit sign. The letters are individual and mounted directly to the building.

David Moss asked how tall the windmill would be.

Mr. DeVrie replied 9'.

Bill Mosher stated is this the only sign you intend to put on the property?

Mr. DeVrie stated that is what corporate is telling me.

Bill Mosher stated there is potential for another sign on that property. There is a free standing sign down by Cuco's. Relay to corporate, if they wish to install anymore signs they will need to go through the same variance process.

John Ankrom stated what entrance will they be using for the main entrance?

Mr. DeVrie replied the doors in the middle will be the main entrance and the one to the side is for loading in the farm department area. We will not have a tire shop, but will install car batteries.

Mayor Don McIlroy thanked Justin DeVries for choosing Circleville for their business venture. We are very glad to have you.

Mr. DeVrie stated we are opening three new stores currently and corporate is projecting this one to be the most successful. We look to hire 50 to 60 employees.

Terry Leasure motioned to approve, seconded by Mike Combs. VOTE ON MOTION: DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA; DAVID MOSS, YEA; AL SEDLAK, YEA; BILL MOSHER, YEA. 7 YEAS, 0 NAYS. MOTION CARRIED.

Informal Discussion

The next item discussed was the new Circleville City School Campus. John Ankrom stated last week the schools submitted a zoning permit application and development plans for our review. We are in the middle of the review now and have identified a few items that will need a variance. We are looking for your comments. If there are any concerns we need to get them back to the applicants.

Bill Mosher stated the commission looked at it a few months ago. Most of the discussion at that time dealt with Clark Drive and the connector to Route 22. At that time there was some concern that the connector was at Brookhill Lane, but I thought it was an obvious place to have it. There was also a good bit of discussion as to whether to have a regular intersection or a roundabout. I see that it has the roundabout. I am sure there is a lot of data to support a roundabout.

Don McIlroy stated the roundabout is a one lane not two.

Bill Mosher stated people will need to be more cautious. One lane will eliminate the temptation for kids to go around and around it.

Don McIlroy commented the biggest obstacle would be new drivers.

Al Sedlak comments one lane simplifies it.

John Ankrom stated it's designed for less than 20 mph traffic.

John Ankrom displayed a full size set of plans for review and stated this one building is actually two. This is the middle school and this is the high school. This little square is a joint cafeteria connecting the buildings. The elementary school will be located behind Walter's house. Clark Drive is being extended to the roundabout and from the roundabout to Route 22 will be called Brookhill Lane. There was some concern about the north south connector. A spur is being provided to the east. This could someday become a north south connector.

Bill Mosher stated there was discussion regarding concern for pedestrian traffic, especially with the roundabout. They have made special accommodations for pedestrian traffic. The cross walk is clearly away from the roundabout.

John Ankrom stated there will be a pedestrian trail that follows all the way down Clark Drive. The hope is that someday it may tie into a bike trail. The entrance to the football field will be to the east opposed from the west where it currently is. The football and track field stays the same. The baseball, softball, tennis courts and practice fields are being moved to the east.

David Crawford stated have they figured out the emergency exit from the elementary school. It's a long driveway with one way in and one way out?

Bill Mosher stated at one time I thought we talk about tying it into Douglas Drive? If not, a green area they could drive over.

John Ankrom stated nothing will happen along Glenmont because having to cross McHenry Ditch.

David Crawford stated then they will need to build some type of bridge.

John Ankrom stated there is nothing on these plans to reflect that.

David Crawford replied is that safe to have one way in and one way out?

Bill Mosher stated that is a long cul-de-sac.

John Ankrom stated I know Tim Tener was involved in the review of these drawings and design proposals.

Don McIlroy stated you can take those thoughts back to the design team.

John Ankrom stated based on initial calculations the number of parking spaces is a concern, as well as the size of parking stalls. The schools response to this is that it is designed per the Ohio School Facility Commission. Any additional parking will need to come from local funds.

The communications tower will remain. A future field house is planned at the entrance to the athletic fields.

Bill Mosher stated we did discuss at the previous meeting a second means of access to the east, not only for here, but back here as well. It looks as if they aren't taking that into consideration.

Al Sedlak stated has the school acquired this acreage?

John Ankrom stated from here south is still owned by the Walters.

Al Sedlak stated this is grassy area. It could be used for parking.

John Ankrom stated they are also using it for a discus field. We have parked on discus fields for a long time.

Bill Mosher stated the way I understand it, the high school will be built first. Next will be the elementary, and then tear down the high school. What is the plan for Nicholas Drive?

Don McIlroy replied Nicholas Drive School will be torn down and the other buildings are for sale.

Bill Mosher stated what about the middle school?

Don McIlroy replied I have some thoughts for the middle school. This is another story.

Bill Mosher stated will Route 22 get widened to three lanes or a stop light added?

John Ankrom stated I believe it will be 39' from back to back of curb. There are parts of current Clark Drive that are that wide and some narrower. There is intent to put up a signal at Route 22 and a left hand turn lane. The engineering of the intersection at Brookhill Lane and Route 22 is still being discussed.

Bill Mosher asked if the safety issues and emphasis of the development of Ohio Christian University being considered?

John Ankrom stated it is beyond the scope of this project. The only thought being considered is that Washington Twp does have a planning document, similar to the City's Long Range Plan. It shows a north/south collector at the western property line of OCU. That could have the potential for another location for a traffic signal.

Terry Leasure stated will the speed limit be reduced?

John Ankrom stated the plan is to reduce the speed limit to 35 mph. The concern is a school bus coming out to turn left heading east toward Lancaster without signalization. The traffic study indicated a future development anticipated in that area would warrant a signal. The intent is for signalization. Our intent is to annex the property within City limits so that we have control of the highway. We want control so we can build it to our specifications. We want to avoid the review and possible delay.

Al Sedlak stated what area you are talking about being annexed.

John Ankrom stated there is an annexation request for the initial portion of the schools and this right of way out to Route 22. We don't have the balance of the Walter's Property or anything else along Route 22. We are starting some procedures to proceed that way.

It is moving along and we need the input from this board and we will be asking this board for approval of the final development plan.

Bill Mosher stated we have looked at other developments with long cul-de-sacs or long dead end roads and our emergency services indicated they wanted a secondary means of getting in and out of there. If they aren't concerned about this, then I would feel a whole lot better about it. I am surprised they aren't concerned the way it sits right now.

David Crawford stated behind Station One there is a grassy area with a base under it that allows for a secondary means of ingress/egress.

Don McIlroy stated John is going to take this back to the design team. The other thing is

finance, which could be what drives this.

Bill Mosher stated finance is a big issue, but the safety concern for kids is the biggest. Do you have the input of the fire chief? Obviously, if the fire chief came to us and told us he had no problem with it; I believe this commission would be fine with that. We want his input. Because of history and experience I would be surprised if he came to us and told us that. In the past, he has been okay with grass with a base to support a fire truck.

Al Sedlak recalled the time the Fire Chief was in front of this board to address the development on Pickaway Street that backs up to Rustic Ridge. There is only one way in and out. I believe the Fire Department was okay with a grassy area with base going out to Rustic Drive. They had to cross McHenry Ditch. This development never took place. The developer only wanted the one way in and one way out and we wouldn't approve it that way.

David Crawford stated if it's important enough to us, then it should be important enough to the school. We figure a way and maybe split the cost.

John Ankrom stated the culvert will be the major expense. A waterline will be looped under McHenry Ditch to connect with Glenmont Drive. This will help with fire flow. We will identify the variances and send them back to their design team and ask for justification. We will bring that back to this commission.

Bill Mosher requested that Mike Combs, as a member who also serves on the Historic District Review Board to keep the communication between the two boards open.

Bill Mosher stated how do we address people who just put up signs?

Don McIlroy stated we will be meeting with the Law Director next week and we are going to talk about how to enforce some of these ordinances.

Bill Mosher discussed the gaming facility in the downtown and gave a brief history the zoning commission had with these types of businesses. We did some investigation and some community's setup fees if they want to operate these businesses. Other restrictions are applied. We thought the problem would go away because it would be taken care of at a state level, but evidently that never happen. They are still popping up. We have never acted on these types of businesses.

Don McIlroy stated he had met the city's representative from the Attorney General's Office and I specifically asked him what their take is on these types of businesses. He hasn't gotten back to me on this. There has to be some type of ordinance to control it a little bit.

Bill Mosher stated I know Val has contacted the business and building owner and hasn't gotten a response. I don't know where it stands, but I keep asking.

Al Sedlak stated the problem may take care of itself when the casino at Scioto Downs gets up and running.

Bill Mosher stated an Automatic External Defibrillator is located downstairs outside of the Auditor's Office. A member of the fire department will be offering training before the Tuesday, February 21st council meeting. Please try to attend, it's at 7:00 p.m. and should last one hour. We hold public hearings here and you will see some nights this room will be full of people. It may come in use someday. We can also get CPR training too, but there may

be a cost involved and would take place on a weekend.

Don McIlroy motioned to adjourn, second Terry Leasure. All in favor, meeting adjourned.