

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

MARCH 4, 2015

MEETING MINUTES

MEMBERS PRESENT

Al Sedlak
Marsha Griebel Graham
Bob McCrady
Terry Leasure
Don McIlroy
Mike Combs
John Ankrom
Valerie Goeller, Clerk

VISITORS PRESENT

Craig Stevenson
Curtis Christopher

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

The first item on the agenda was approval of February's Meeting Minutes. Don McIlroy motioned to approve as submitted, seconded by Terry Leasure. All in favor, motion carried.

The next item on the agenda was Variance #1-15, as requested by Matthew Enright, Heritage Trading Post, 117 West Main Street, for approval of four signs totaling 43 square feet and to vary the maximum number of signs allowed from two to four, in an area zoned DB, Downtown Business District.

Matthew Enright was not present at the time the item was heard.

Al Sedlak asked the other members present if they were okay discussing this request without the applicant being present. All members agreed to discuss and vote on the request.

Al Sedlak commented that the signs are already up and the request speaks for itself.

John Ankrom stated the Historic District Review Board heard the request and they were in favor of it. His square footage is within what is allowed by code, but the number of signs is over.

Terry Leasure motioned to approve, seconded by Bob McCrady. VOTE ON MOTION: AL SEDLAK, YEA; DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA. 7 YEAS, 0 NAYS, MOTION CARRIED.

The next item on the agenda was an informal request from Curtis Christopher, 151-A Lewis Avenue, Circleville, to divide lots located at 120, 124, 128, 132 & 136 Lewis Avenue and combine them into one lot.

John Ankrom stated I met with Curtis Christopher and Craig Stevenson to discuss their intent for this property. This is an area along Lewis Avenue where the Valhalla Apartments are located. Mr. Christopher is the manager of the property and currently has a Land Contract to purchase the apartments. There are five individual units that face Lewis Avenue and they want to split those off into one separate conveyable lot.

Curtis Christopher stated I am in a two year Land Contract Agreement with Bill and John Stout and that is coming up this year. I am currently working with a bank to purchase these and hopefully that will take place May 1st. I have a gentlemen who is interested in purchasing the five bungalows. He wants to fix them up and use it for student housing. They are all on individual lots that each have 150' of depth. Two issues have come up. The buyer doesn't want the extra land to the rear and its prime parking during Pumpkin Show. It makes roughly \$6,000.00 a year for parking during Pumpkin Show. There is potential to build on it even though it sits in the flood plain and is a little low. My intention is to do some storage units with the remaining property. It is currently zoned R-2, Single Family Residential District.

John Ankrom stated we are in the middle of making changes to the zoning map. This is an area that we have identified that has been mislabeled in the past. It's been multi-family units since the 70's. Our map has it identified as a single family district. It does not fit that zoning category, so we are going to make the suggestion to make it AR, Apartment Residential. There are a few professional offices on Lewis Avenue and those we will propose to be RO, Residential Office District. This whole area we are going to propose zoning changes.

Curtis Christopher stated no one would buy those bungalows separately. They are one bedroom block houses. Instead of five individual lots we would like to make it one lot with five bungalows. As a part of the stipulation of the purchase we are requesting the first right to purchase them if he wants to sell them down the road. If we don't break the land off we get into all kinds of insurance issues if we want to continue to park cars there during Pumpkin Show. The gentleman who wants to buy the bungalows isn't interest in parking cars during Pumpkin Show.

John Ankrom stated what is the proposed setback for the bungalows?

Craig Stevenson replied the way I have it laid out it would be around 20'.

Mr. Christopher stated its 10' past the tree line.

Mr. Ankrom asked where do the residents park?

Mr. Christopher stated each bungalow has a parking spot in front.

Al Sedlak stated will the back portion be split off into a separate parcel?

Craig Stevenson stated we will do a new survey for the 60' x 200' lot. The rest are contiguous ownership. There will be some adjoining parcel language so they can't be sold separately since there is no frontage. I don't think the back part will need to be resurveyed.

Marsha Griebel Graham stated will this need to be varied?

Craig Stevenson replied yes.

Al Sedlak stated it's probably a good idea to put them all on one parcel. Now they could be sold separately and who know what you would have there. Keeping them intact it provides some protection that they will be kept up.

Craig Stevenson questioned if they would be requesting a variance for an R2 or AR District?

Al Sedlak responded you will have to vary it the way it is zoned at the time of request. I want to make sure I have this right, the back portion of the property will be adjoined to the apartments to the east.

Mr. Christopher replied correct.

Terry Leasure motioned to adjourn, seconded by Bob McCrady. All in favor, motion carried.