



**Planning and Zoning - Minutes
Wednesday, March 05, 2014**

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

City Hall Council Chambers
March 5, 2014

Meeting Minutes

Members Present

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

Visitors Present

Skip & Dorcas Morrow
Art Goodwin

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

The first item of business was approval of February's Meeting Minutes. Terry Leasure motioned to approve, seconded by Bob McCrady. All in favor, minutes approved as submitted.

The next item heard was Conditional Use Permit #1-14, as requested by Arthur Goodwin, 22370 Morris-Leist Road, Stoutsville, to replace an existing 2' x 8' (two-sided) sign with a 1.64' x 8.28' (two-sided) moving sign at 214 Lancaster Pike, in an area zoned GB, General Business District.

Art Goodwin was sworn in and stated the current message board we have is 40 years old and needs updated. I would like to use a digital sign similar to what the Pickaway County Fairgrounds has. The difference between their sign and mine is that my sign would only have a four color combination. The sign will not scroll and the message will only change maybe every 15 seconds.

Al Sedlak stated his property meets the requirements to allow for a digital display sign. The property is zoned GB and fronts on a federal highway. The reason he is here is because digital signs require a Conditional Use Permit which have to come before this board.

John Ankrom stated will this be two signs back to back or one sign?

Art Goodwin responded two signs, but the messages will be the same. The digital letters will be a little larger than what I use now. The fairground's sign messages change every 6 to 7 seconds and I would have no more than 5 messages per one minute.

Terry Leasure motioned to approve, seconded by Bob McCrady. VOTE ON MOTION: AL SEDLAK, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA. 6 YEAS, 0 NAYS, 1 ABSENT (MCILROY.)

INFORMAL DISCUSSIONS

Dorcas and Skip Morrow, 930 Circle Drive, were present to discuss a piece of property they own on Greenacre Court, known as part lot 88 of the Garden City Subdivision, in an area zoned R-2, Single Family Residential District.

Dorcas Morrow stated the lot is 10,937 square feet and the minimum lot area in the R-2 District is 10,000 square feet. I believe I can build a 1,500 square foot house on that lot, but I might need to vary the rear yard setback.

John Ankrom stated this lot was split sometime between 1966 and 1968. We generated a drawing showing the 25' setback and she will not have the 80' lot width requirement. The lot will have about 63' of width which will require a variance. It appears the rear property owner and the side property owner purchased the lot and split it equally between the two of them. They have 80' but not at the 25' front building setback line. I am not sure but this lot could be considered a non-conforming lot of record.

Al Sedlak stated did the other half of the lot get built on?

Dorcas Morrow replied no. This lot has its own parcel number. When we bought our house on Circle Drive it came with three parcels. The parcel our home sits on, another small parcel that sits between our house and the white house and then the parcel that fronts on Greenacre Ct.

John Ankrom stated I looked at the recorded plat of Garden City Subdivision today and didn't see any type of marginal entry indicating the plat had been altered or re-platted.

Al Sedlak and Marsha Griebel Graham discussed several ways that could prevent a house being built on the lot. They advised Mrs. Morrow that she should check the subdivision regulations. If it's a meets and bounds description and there are no exception on the deed, she should be fine. There could also be an adjoining parcel or conditional transfer language that would prevent them from building on the lot. Those are the things she should be looking for.

Mrs. Morrow was also advised that the subdivision restrictions would still be valid, but enforced by civil law and not by city zoning.

John Ankrom stated the occupied lot next to theirs must have had a rear yard variance

granted because they only have around a 20' setback. If Dorcas comes in for a request, Don and I will need to abstain from voting due to Dorcas being a council member.

Mike Combs motioned to adjourn, seconded by Terry Leasure. All in favor, meeting adjourned.