CITY OF CIRCLEVILLE
PLANNING AND ZONING COMMISSION
104 EAST FRANKLIN STREET
CIRCLEVILLE, OH 43113
(740) 477-8224
Wednesday, April 3, 2019
City Hall Council Chambers

MEETING MINUTES

Members Present	Visitors
Dorcas Morrow	Ray Lyn
Al Sedlak	Sheri Theis
Don Sherman	Rodger Kessler
Mike Combs	Jim Lytle
Don McIlroy, Mayor	
Brenda Short, Clerk	

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

The first item on agenda is to approve the March 2019 meeting minutes. Don McIlroy made a motion to approve the March 2019 meeting as recorded and Dorcas Morrow seconded the motion. Motion carried.

Conditional Use Permit # 4-19, as requested by Kessler Sign Company for Ohio Health, 600 N. Pickaway St, Circleville, Ohio 43113, for signage changes, which is in an area zoned SU, Special Use District.

Ray Lynn, Kessler Sign Company, Rodger Kessler, Vice President of Kessler Sign Company and Jim Lytle, Private Consulting Company for Ohio Health were sworn in.

Mr. Sedlak explained that in a Special Use District, where the hospital is, everything is a conditional use. All Conditional Uses have to be approved by this board. Anytime any entity in an SU District wants to make any change, no matter how minor, they must come before the Planning and Zoning Commission.

Mr. Sedlak stated that the members of the Planning & Zoning Commission have several pictures and a couple of area diagrams indicating where the signage is going to be placed.

Mr. McIlroy stated they have two packets in front of them. One is ground signs and one is wall signs.

Mr. Kessler stated they currently have two signs up at the entrance and they are going to combine into one sign. Basically taking two signs and making it into one and putting it at the corner at the entrance to the hospital.

Mr. Sedlak inquired if the sign between the two entrances would be removed.

Mr. Kessler stated yes it would be removed.

Mr. Sherman stated he could simplify a couple things. He stated that if they hadn't increased the amount of signage, he could have approved it administratively. The square footage is more than what they had. But, going through the pages, some of the signs they included, like the Emergency Room sign in the back, probably should not had been counted in and some of the wall signs. Most of these are simple face changes to different fonts and different colors. The reason we had them bring this to us today is because the existing square footage of signage was 529 square feet and what they are proposing is going to 760 square feet. That is about a 25% increase in square footage. But, the percentage is not 25% since they did not need to include the Emergency Room sign and some wall signs that were included. This makes sure that whatever changes they do in the future most likely will not have to come back to the board. This gives them a little bit more of a buffer.

Mr. Kessler stated the directional sign proposed is clearer and easy to read.

Jim Lytle stated that normally on all of the campus signs at all Ohio Health campuses like to be sure that no matter where anyone is, they can always find their way to the Emergency Room. That is part of the reason why there are additional signs.

Mr. Kessler stated they are eliminating the pyramid sign and putting up Ohio Health and Berger Hospital on the 3rd floor in individual letters. This is a much cleaner look.

Mr. Sherman stated he appreciated what Kessler Signs did in preparing the board with the packets of pictures and details on each. It made it a lot easier to review.

Don McIlroy inquired if the entrance sign would just say Ohio Health.

Mr. Kessler stated yes. It will say Berger Hospital on the side of the building.

Mr. Lynn stated Berger Hospital is on the front doors and on the side of the building.

Mr. Sedlak explained that Don Sherman and Don McIlroy can make the quorum but neither can vote, since the real estate is still owned by the City and that may present a conflict of interest for them. They had consulted with the Law Director prior to the meeting.

For the record, the Mayor and the Service Director, after consulting with the Law Director, are going to recuse themselves from voting.

Dorcas Morrow made a motion to approve Conditional Use Permit #4-19 and Mike Combs seconded 3 Yeas. 0 Nays. The motion carried.

ADJOURNMENT: Don McIlroy made a motion to adjourn and Mike Combs seconded. Motion carried. Meeting was adjourned at 6:20 p.m.

Submitted by Brenda Short