

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

**City Hall Council Chambers
May 6, 2015**

Meeting Minutes

Members Present: Bob McCrady, Terry Leasure, Marsha Griebel Graham, Al Sedlak, Mike Combs, John Ankrom and Valerie Goeller, clerk.

Visitors Present: Nathan Woodworth, Marc VanArsdalen & William Andrews.

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

The first item on the agenda was Approval of April Meeting Minutes. Terry Leasure motioned to approve as requested, seconded by Bob McCrady. All in favor, motion carried.

The next item on the agenda was Variance #3-15, as requested by Marcus VanArsdalen, 832 Pershing Drive, to construct a 54' x 20' detached garage with a 34' x 12' lean-to and a 4' x 10' overhang at the rear of the proposed garage and to vary the maximum square footage allowed for an accessory structure from 1,000 square feet to 1,528 square feet, in an area zoned R-2, Single Family Residential District.

Marcus VanArsdalen, 832 Pershing Drive was sworn in and stated our current garage is taking on water and will be too hard to rehab. We would like to tear it down and put up a new one in the same location, but extend it 17' toward the back of the property. There will be a lean-to on one side and a small overhang on the back side.

Al Sedlak stated his submission included a drawing and I believe we have all reviewed that. Also included is an aerial view. My only question was if you were raising the existing garage. My question has been answered.

John Ankrom questioned what the purpose of the overhangs were.

Marcus VanArsdalen replied the big one is to put a picnic table under it with a concrete slab and the back is for firewood. We put in a woodstove last year.

John Ankrom stated what will be the shape of the building and will it have a second level?

Mr. VanArsdalen replied a full two story.

John Ankrom stated are you aware there is a height limitation of 18'?

Mr. VanArsdalen replied yes, it is going to have a small wall on the second story. It will be a Cape Cod shape and the upper level will be for storage. Our basement takes on some water so that will be used for our primary storage area.

Bob McCrady stated how far over is he?

John Ankrom stated he is allowed 1,000 square feet or 3.5% of his lot area. In this case it is the same total. He has a big lot, almost 2/3 of an acre.

Mr. VanArsdalen stated if you look at the drawing the city allows 20' x 50'. This is a 20' x 54' and the lean-to counts in the square footage.

Terry Leasure asked if any neighbors have complained.

Valerie Goeller replied Paul Read of 842 Pershing Drive called and he had no problem with it.

Terry Leasure stated you have already made a lot of improvements to that house. It was in pretty bad shape when you got it.

Mr. VanArsdalen replied it was vacant for three years.

John Ankrom stated there was a fence as part of this application. I went ahead and approved it so he could get started on it.

Al Sedlak stated I think the position of the lean-to coming in to the yard is good. It's away from the neighbors and gives you privacy. I think it's a well thought out plan.

John Ankrom stated my only concern is the size of the project. The code used to be 720 square feet and the last change we raised it to 1,000 square feet. Now we are talking about adding 528 square feet to that. Maybe we could compromise on the structure size. I'm not so worried about the overhang in the back, but that's a pretty big picnic lean-to. What are you using the entire garage space for? If it's 54 deep you could at least park two deep or maybe even three deep.

Mr. VanArsdalen stated a wood shop. I wish you could see the inside of our house. We still have so much work to accomplish. I am willing to compromise.

John Ankrom replied in what manner on the 20' x 54' or 34' x 12'. I have reservation on the size of it. Maybe somewhere in between the two is better for me. I understand he is on a big lot which is good, but that is setting precedence.

Bob McCrady said I would be on the lesser of the two. I think it is too much.

Al Sedlak stated that is a mitigating factor that he sets on a big lot for in town. The lot is big enough to handle an ancillary structure like that.

Bob McCrady stated everything is crowded back in that area and then you have a big open area.

John Ankrom stated as far as presentation to the neighbors that is good.

Bob McCrady stated I would like to see it at 1,000 square feet.

Al Sedlak stated the lean-to seemed to be an important feature to you.

John Ankrom stated if you cut your garage down to 20' x 48' that is shortening it by six feet of length and if you cut your picnic lean-to down to 24' x 10' that is 240 square feet and 960 square feet for a total of 1,200 square feet. Can you live with that?

Mr. VanArsdalen replied absolutely.

John Ankrom stated that still gives him room for a workshop. To me the roof in the back could be a shed roof with no support. You have the upper level for storage.

Mr. VanArsdalen stated that is a fair compromise.

Al Sedlak asked if anyone in the audience had anything they would like to say about this request.

No members of the audience wished to speak in regards to Variance #3-15.

John Ankrom stated you will need to amend your setbacks if approved.

John Ankrom motioned to approve a 48' x 20' garage with a 24' x 10' picnic lean-to and 4' x 10' overhang in the back, seconded by Terry Leasure. VOTE ON MOTION: AL SEDLAK, YEA; DON MCILROY, ABSENT; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA. 6 YEAS, 0 NAYS, MOTION CARRIED.

The next item on the agenda was Variance #4-15, as requested by Nathan Woodworth, 341 Clinton Road, Chillicothe, for Lighthouse Baptist Church, 1250 South Court Street to receive approval for two existing signs. Sign one is a 8' x 16' one sided, freestanding sign and sign two is 4' x 8' two sided sign and to vary the maximum signage allowed from 40 square feet to 192 square feet, maximum number of signs allowed from one to two, and the maximum height allowed from 10' to 11', in an area zoned GB, General Business District.

Nathan Woodworth, 341 Clinton Road, Chillicothe was sworn in and stated right now there are two signs erected at the old Court Street Elementary. One sign is a 4' x 6' and was the existing sign that was there. When the school came to remove their sign they damaged it and only the frame was left. We used two sheets of painted metal on both sides and used vinyl letters. The other sign is catty-corner from McDonald's and its 8' x 16', yellow painted, metal sign with vinyl letters.

Al Sedlak stated it is on what appears to be wood supports. Is that the final plan for that?

Mr. Woodworth replied they are wood support. I believe there are six beams and one that is going diagonal to support it from the back.

Al Sedlak stated is that the permanent location of the sign?

Mr. Woodworth stated yes, it is almost laying against the southwest corner of the building.

Al Sedlak stated is the sign designed to see it from Route 23?

Mr. Woodworth replied yes and the shopping center across Rte. 23.

John Ankrom stated I will need to abstain since I am an adjacent property owner.

Marsha Griebel Graham stated is this going to be permanent?

Mr. Woodworth replied yes. Through years and aging we would obviously repaint the sign and keep it looking nice.

Bob McCrady stated now I see you have two banners besides it.

Mr. Woodworth stated those are temporary. We had our grand opening this past Sunday.

Terry Leasure stated how did your grand opening go?

Nathan Woodworth stated typically we have between 80 and 90 folks and we almost had 140 for the grand opening.

Terry Leasure stated do you use all of the rooms?

Mr. Woodworth stated in order to access the building we had to shut off occupancy to one side of the building. We are only occupying 16 rooms out of the 28,000 square feet.

Terry Leasure stated are you planning to put a school in?

Mr. Woodworth replied no. In Chillicothe we have the Christian School, RCCA, their junior high uses our building.

Marsha Griebel Graham motioned to approve, seconded by Mike Combs. VOTE ON MOTION: MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, ABSTAIN; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, NAY; AL SEDLAK, YEA; DON MCILROY, ABSENT. 4 YEAS, 1 NAY, 1 ABSTENTION. MOTION CARRIED.

The last item on the agenda was Preliminary Plat Review, as requested by Andrews Architects, Inc., 6631 Commerce Parkway, Studio B., Dublin, Ohio for Circleville Health Partners, LLC., 4100 Regent Street, Suite F., Columbus, Ohio to develop Chancellor Health Campus, an assisted living and independent living community to be located on State Route 188 across from the Mary Virginia Crites Hannah Park, in an area proposed to be zoned SU, Special Use District.

Bill Andrews, 6631 Commerce Parkway, Dublin, Ohio was sworn in and stated the site is approximately 11 acres adjacent from the Red Barn Property. The applicant is going to construct 45,000 single story assisted living facility. This will house 60 residents from the Circleville Community. In addition to that there will be up to 10 ranch style duplex cottages constructed on the property which will also be rented to the senior community of the greater Circleville area. Some thought has been given to vehicular circulation, parking, access for

emergency and fire, and also interconnection of the progression of the multi-use path system from some of the more established neighborhoods out to the park area.

John Ankrom stated Roger Vincent is the owner of Chancellor Health. He has been in. We don't have a tremendous amount of information on utilities at this point. Bill hasn't talked much about that other than they are available on site. We reviewed the entire plan for the entire Clifton Subdivision and a part of that called for a right-of-way that extends Pontius Road onto the Clifton Property. Bill has worked with us to reserve a right-of-way. That is what you see between the Red Barn Property and their proposed site is a 70' right-of-way that would take a reconfigured Pontius Road on into the Clifton Property at some future point. It is the City's desire to rework the intersection of Pontius Road and State Route 188 to get a more traditional aligned 90 degree intersection. This will help people see up and down the road. That would align with the 70' right-of-way that Mr. Andrews has shown. Bill, is it fair to say you are proposing an entrance/exit off of State Route 188 directly to the front of your property across from the existing Pontius Road? If and when public road is created along this 70' corridor that entrance will then get relocated off the Pontius Road side as opposed to the 188 side.

Mr. Andrews stated the entrance shown at State Route 188 would be abandoned. There would only be one access point in.

Al Sedlak stated as long as they had the other fire lane access they would only need the one formal entrance into the development.

John Ankrom stated I did meet with the acting Police and Fire Chiefs and reviewed the plan with them. From the police standpoint there were no comments or concerns. From the fire standpoint there were some dimensions that they would have liked to have seen. From a general principal he is on board with what's going on here. We did have a lot of discussion about the potential fire lane coming off of the developed residential street to the south which is McCormick Ave. The developer is anticipating some type of barrier that would restrict any flow through traffic, but not any emergency traffic.

Mr. Andrews stated we have seen it handled by jurisdictions differently, but it would be paved surface to handle the weight of fire equipment. Some jurisdictions ask for reflective bollards that are flexible and break away. Some use hedge rows. It's really what the jurisdiction ask for and we will comply.

Terry Leasure asked if they would have the split entrance like the condos have.

Bill Andrews stated the split entrance is not only an aesthetic feature and traffic controller, but also a help to the emergency response teams.

Terry Leasure stated my problem is the speed down through there. It's getting pretty congested in that area.

John Ankrom replied currently its 45 mph. The Clifton Drive entrance into that subdivision has a left hand turn lane and that might be something we need to consider. If this gets reconfigured we might want to consider a left hand turn into the development. It's my opinion it's the City's responsibility opposed to the developers responsibility. If the city is going to reconfigure the intersection we should probably work the turning lane into that.

Terry Leasure stated if you're in a car and your trying to pull out onto State Route 188 looking east it's hard to see.

John Ankrom stated Pontius Road is too narrow and we would like to widen it by 6' or so at least down to the park entrance. That's one project and we plan on applying for grant financing in the next year. We have had a lot of people complaining about the people turning left into the condo's opposite of the park parking lot. That is why we extended the 45 mph speed limit out to the corporation limit which is beyond the park and condos.

Al Sedlak commented that Terry is probably right, once it's developed out there the speed limit might need reduced to 35 mph.

Terry Leasure thanked Mr. Andrews for bringing the development to Circleville and the jobs.

Mr. Andrews stated there will be 35 to 40 jobs created through this. The payroll will be past \$800,000.00 a year. It will be a nice opportunity for folks.

Al Sedlak stated our role is to approve, disapprove or modify their preliminary plat. If we give them the approval that is the go ahead for them to keep moving forward. At some point they will be back for a Final Plat Request for Approval.

John Ankrom stated this 11 acres is proposed to be zoned SU, Special Use District. It was made part of the comprehensive modifications to the map. That hearing will be before Council on May 19th.

Mr. Andrews indicated the project should be finished by late summer next year.

Terry Leasure motioned to approve, seconded by Marsha Griebel Graham. VOTE ON MOTION: TERRY LEASURE, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA; DON MCILROY, ABSENT; MIKE COMBS, YEA. 6 YEAS, 0 NAYS. MOTION CARRIED.

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