

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

Wednesday, June 3, 2015
City Hall Council Chambers

MEETING MINUTES

MEMBERS PRESENT

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

VISITORS PRESENT

Carolyn Welch
Mike Logan
Kevin Bennington

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

The first item on the agenda was approval of May Meeting Minutes. Al Sedlak stated on page one, 2/3 down on the page, where I stated we are raising the existing garage, raising should be spelled razing. With the noted correction Bob McCrady motioned to approve, seconded by Mike Combs. All in favor, minutes approved.

The next item on the agenda was Conditional Use Permit #1-15, as requested by Nathan Anderson, Director of Public Utilities for the City of Circleville, 108 East Franklin Street, for additions to two separate garages at the Water Treatment Plant, 663 Island Road, in an area zoned SU, Special Use District.

John Ankrom was sworn in and stated I am filling in for Nathan Anderson and abstaining from voting. We are in the process of relocating our Water Distribution Personnel to the Water Plant on Island Road. We are trying to facilitate some additional storage space out there. We have two additions planned to two existing buildings out there. The existing metal shop building is getting a 36' x 36' expansion. The existing pole barn that is out there gets a 26' x 30' addition. It is in an area zoned SU, Special Use District which requires a Conditional Use Permit.

Bob McCrady asked if the building they are moving from was located on Ohio Street.

John Ankrom replied yes, the plan is to eliminate all storage from that building and put it on the market to sell.

Marsha Griebel Graham motioned to approve Conditional Use Permit #1-15, seconded by Bob McCrady. VOTE ON MOTION: AL SEDLAK, YEA; MIKE COMBS, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; JOHN ANKROM, ABSTAIN. LEASURE AND MCILROY, ABSENT. 4 YEAS, 0 NAYS, 1 ABSTENTION, MOTION CARRIED.

The next item on the agenda was a lot split, as requested by Kevin Bennington for Pewamo, LTD, 23305 Walston Road, Williamsport, Ohio 43164 to divide 20.087 acres from two parcels totaling 103.28 acres located at 1607 Stoutsville Pike, in an area zoned R-1, Single Family Residential District.

Kevin Bennington, 1360 Eastwood Drive stated he is representing Pewamo. This property sits right past the Country Club just east of town. Currently it is two parcels totaling 103 acres and we are looking to take 20 acres out of the two parcels. The 20 acres will contain the house, red barn, and pond. There is a piece that has nine acres that sits on the corner of Bolender Pontius Road and Stoutsville Pike. That would be joined to the balance of 83 acres that is currently agricultural use at this point.

Al Sedlak asked if the lot split was going to be one 20 acre parcel or the 3.5 acre and the 16.5 acre parcel.

Kevin Bennington responded it would actually be the one 20 acre parcel, but we would have to record deeds to the 3.5 acre and a deed for 16.5 acres coming out of the larger parcel. There will be two deeds and a third deed for the 20 acres.

Al Sedlak stated it appeared the house sits on the 3.5 acres. I was wondering if you were going to do one parcel for that and another for the larger parcel.

Kevin Bennington stated it does sit on the 3.5 acres and it will be one split.

Al Sedlak stated will it be used for residential?

Kevin Bennington stated the owner passed away last November and this will go to his surviving spouse. That is the reason for the lot split.

John Ankrom stated the nine acre tract in the corner ended up being nine acres excepting 3.5 acres.

Kevin Bennington stated we will need to adjoin that to the balance as an adjoining parcel. We don't have separate Health Department approval for the balance of that. We will somehow adjoin it to the balance of the farm land. It will not be separate.

John Ankrom stated that ends up being 5.6 acres being adjoined to the remaining 77 acre tract of land.

Kevin Bennington stated they end up with 1,250' of frontage on Stoutsville Pike.

Bob McCrady motioned to approve, seconded by Marsha Griebel Graham. VOTE ON MOTION: MIKE COMBS, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA. 5 YEAS, 0 NAYS, MOTION CARRIED.

The next item on the agenda was Conditional Use Permit #2-15, as requested by Mike Logan for Susan Dickey Beckley Realty, 1173 North Court Street, to utilize 401 East Main Street, for a Real Estate Office, in an area zoned RO, Residential Office District.

Mike Logan, 323 Meadow Lane, was sworn and stated we are taking Dr. Moshtaghi's old office and turning it into our real estate office. There will be three fulltime employees there. There are about 15 paved parking spaces. We have not finalized plans for a sign, but we will apply for one. What we think we want to do is take

our existing awning and put it onto the front of the building. The sign itself on North Court Street breaks in half and I think we are going to try to put it on the building as it is now. We aren't sure that will work. The goal is to move in by July 1st.

Al Sedlak stated it appears they have sufficient parking.

John Ankrom stated we reviewed it for parking and they have plenty of parking. I believe they need 7 to 8 parking spaces.

Mike Logan stated the parking lot goes all the way to Dr. River's building. It depends on how you count them. Behind the building it is also paved to the alley. We have a heck of a lot more parking than what we currently have.

Al Sedlak stated a real estate office is specifically listed as a Conditional Use in the Resident Office District. This is a very appropriate and desirable use for that location.

Mike Logan commented that Susan has purchased the building.

John Ankrom stated their hours of operation are 9:00 a.m. to 5:00 p.m. and Saturday from 10:00 a.m. to 1:00 p.m. Those are your current hours do you see that changing?

Mike Logan replied those will stay the same.

John Ankrom stated is there an apartment upstairs?

Mike Logan replied yes, there is a two bedroom apartment upstairs that will be rented to Susan's grandson.

Bob McCrady motioned to approve, seconded by Mike Combs. VOTE ON MOTION: JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA; MIKE COMBS, YEA. 5 YEAS, 0 NAYS, MOTION CARRIED.

Carolyn Welch stated I am not on the agenda, but I have a few questions. I live on East Union Street and three of the five National Historic Homes registered in Circleville are on East Union Street. You extended the Historic District which was approved in 1978. Is it correct that you approved it to the southern corporate limit?

John Ankrom stated I don't know much about it.

Carolyn Welch stated that was covered under zoning. We have discussed it in our neighborhood.

John Ankrom stated there is the designated National Historic District. I am aware of that. This is something different from our downtown Historic District Overlay. I could have brought that information, but I didn't know you would be here.

Al Sedlak stated we just amended our Historic District Overlay, but it was only minor adjustments. It had minor adjustments to the boundaries approved by us two meetings ago. City Council had a public hearing

before City Council last week. It will come back to City Council. I believe what you are talking about is something different.

John Ankrom stated I don't know if it was a group of home owners in that area that made a submission to the National Historic Register to designate a Historic District. That district extends all the way below Union Street. All the houses that face Union Street on the south side would be included in it. At least down Court Street and then it jogs over to Scioto Street. It is a different configuration from our Downtown Historic District. Those are two different things and we don't have any city responsibility for regulating that area.

Carolyn Welch stated we were wondering if West Union Street would be included in the city's Historic District. What would be the benefit?

Al Sedlak stated our district doesn't extend there. It picks up the Moore House and that is as far as it goes south. The Stout House on West Mound and Court Street is the only property on West Mound Street. To extend it to Union Street that would be a major addition.

John Ankrom stated I think the intent of the City's Historic Overlay was primary commercial properties.

Carolyn Welch stated so you did not pick up the south side of Mound Street to Scioto Street. Our neighbors met last weekend and we feel it might be beneficial for our street to be designated as a historic area. I know there are some tax benefits.

Mike Logan stated do you think she is referring to the gate way project that included the junior high?

Bob McCrady stated I have a house involved in that. If the city wanted to tear up the curb and sidewalk we could get financing from the government. That's how it was explained to me.

John Ankrom stated that is what WODA had to fight through. It was the Community Revitalization Plan had to be extended down there. It had to be part of that plan to get Tax Credit money through the State of Ohio.

Valerie Goeller stated I have a copy of the National Historic Registry laying on my desk. Carolyn, I will email you a copy tomorrow.

Mike Logan stated anyone can apply to have their home added. I have looked into it and I can't see any advantage in doing it. Tom Spring could give you more information.

Carolyn Welch stated what is status of the condemned house on our street?

John Ankrom stated there is an outstanding demolition order on it. They applied for a permit which extended the time and I'm not sure where it is in timing.

Carolyn Welch stated the deadline has expired. What can we do now?

John Ankrom stated I guess the next step would be for the city to take it down.

Carolyn Welch stated are their funds to do that?

John Ankrom replied not that I am aware of. Our Clean Neighborhood Committee meets soon and the Health Department and the Building Department are a part of those meetings. We will get an update on that property and pass that on to you.

Carolyn Welch stated the windows in that structure are being broken out. The bank did a good job cleaning it out. His year to make the repairs was up in April.

John Ankrom stated if the city takes the structure down they will still own it.

Marsha Griebel Graham stated if there is a code violation on that how does that effect the title when they go to sell it?

John Ankrom stated I assume the Demolition Order would go with the property.

Mike Logan stated would you pick up a Demolition Order on Title Work?

Marsha Griebel Graham stated we have them sign a Sellers Affidavit that there are no Zoning/Building Code Violations.

Marsha Griebel Graham motioned to adjourn, seconded by Mike Combs. All in favor, meeting adjourned.