

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

Wednesday, June 5, 2019
City Hall Council Chambers

MEETING MINUTES

Members Present

Dorcas Morrow
Al Sedlak
Marsha Griebel-Graham
Larry Logan
Don Sherman
Mike Combs
Brenda Short, Clerk

Visitors

Keith Schnippel
John Ankrom
Drexel & Sheila Poling
Kyle Leasure
Phillip Detty

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

The first item on agenda is to approve the May 2019 meeting minutes. Larry Logan made a motion to approve the May 2019 meeting minutes as recorded and Mike Combs seconded the motion. Motion carried.

VARIANCE # 6-19, as requested by Kyle Leasure, 104 Reber Av., Circleville, OH 43113 to vary the total allowable lot coverage from 1000 sq. ft to 1288 sq.ft, in an R3 District, Single Family Residential District.

Kyle Leasure was sworn in.

Mr. Leasure explained he is wanting to add a garage that will be over 1,000 square feet. The basic plan is to build a 24 x 24 pole barn style garage. He plans to vinyl side the garage to match the house.

Mr. Sedlak stated this will be essentially to the east of the concrete slab that goes out into the alley.

Mr. Leasure stated his plan is to do a 5' – 10' approach to the concrete pad that is already there. It will be centered in between the other buildings.

Mr. Sedlak stated that members of the audience are permitted to weigh in on anything that comes before the committee. He stated we always have to turn it over to the audience to comment if there

is anyone that wishes to do so. He inquired if anyone in the audience had anything to comment. No responses.

Brenda Short stated she received a call from Terry Anderson Insurance who received a notification letter because they are within the 100' radius that were notified. He stated he had no problems with this.

Marsha Griebel Graham made a motion to approve Variance 6-19 and Larry Logan seconded the motion. Mr. Sherman stated he would like to abstain from voting since Mr. Leasure is an employee of his. 5 yeas. 0 nays. Motion carried.

VARIANCE #7-19, as requested by Philip Detty, 401 N. Scioto St., Circleville, OH 43113, to vary the allowable height of fence in front yard from 4 ft to 6 ft, in an R5 District, Two Family Residential District.

Mr. Detty was sworn in.

Mr. Detty stated that 401 and 403 North Scioto is a duplex. The lot is only 37 feet wide, the setback is 25 feet in Circleville. He wants to run a 6 foot privacy fence across the back of it. It butts up to the old Stonerock TV building right next to the railroad track at the end of Water Street and Scioto Street.

Mr. Sherman stated he wanted to clarify that this is a corner lot and 6 foot fence is not allowed in front yard setback. In this case, it is actually the side of the house, but because it is a corner lot, it is a front yard setback.

Mr. Sedlak stated this is a common situation that comes before us. There are a lot of corner lots in Circleville. Corner lots are considered to have two front yards. This is not an unusual situation.

There were no questions or comments from any members or the audience.

Dorcas Morrow made a motion to approve Variance #7-19 and Don Sherman seconded the motion. 6 yeas. 0 nays. Motion carried.

CONDITIONAL USE PERMIT #6-19, as requested by Danite Sign Company for Pickaway County Fairgrounds at 415 Lancaster Pike, Circleville, OH 43113 for erecting new sign, in an SU District, Special Use District.

There was no one present to speak on behalf of this.

Mr. Sherman stated he had a few questions he needed answered.

Mr. Sedlak stated he believes the new sign is already installed.

Marsha Griebel Graham stated there was an issue before with some of the digital signs in reference to the timing.

Mr. Sedlak stated there are occasions that the applicate has been in contact with the Service Department and have worked together and additional testimony is not needed. This is not the case with this one.

Don Sherman made a motion to table this until July's meeting. Marsha Griebel Graham seconded the motion. 6 yeas. 0 nays. Motion carried.

VARIANCE #9-19, as requested by John Ankrom for Drexel Poling, 1276 Northview Court, Circleville, OH 43113, to vary the rear yard setback from 40' to 30', in an R2 District, Single Family Residential District.

Mr. Ankrom was sworn in.

Mr. Sedlak stated this is another corner lot. So, what is considered to be a side yard, is actually in this case a rear yard.

Mr. Ankrom explained that Drexel and Sheila Poling are looking to add a first floor master suite about 650 square feet. The logical place to put that is to be toward the south. That has been designated as the rear yard setback on this corner lot based upon a previous addition that did to the house to the east. At that time, they designated this area to the south as the rear yard.

The rear yard setback is 40' and we are going to around 30' to the property line. They are asking for a variance from 40' to 30' for a one story first floor master suite.

Lot coverage isn't an issue with the addition. It is a big lot about a half-acre.

Brenda stated there were not any response from any neighbors.

Mr. Sedlak asked if the audience had any comments. There were none. He stated this is a pretty straight forward request and there is plenty of room. He stated there is a tree line between them and their neighbors to the south. It doesn't encroach much onto the neighbors to the south.

Mr. Ankrom stated the building line is 30' along Northview. It does not violate that. It only violates the rear yard setback line.

Don Sherman made a motion to approve Variance 9-19 and Dorcas Morrow seconded the motion. 6 yeas. 0 nays. Motion carried.

VARIANCE # 10-19, as requested by Schnippel Construction, Inc, for Circleville Hospitality, Inc, 1520 S. Court St, Circleville, OH 43113, to vary the maximum allowable height of building from 35' to 57' and to vary the maximum allowable sign square footage from 100 sq ft to 335.4 sq ft. and to vary the number of allowable signs from 2 to 5, in a GB District, General Business District.

Mr. Schnippel was sworn in.

Mr. Schnippel stated the Hampton Inn project will be a four story hotel. The total height is for the blue wing that will stick up there which will make is 57'. If you go to the top of the structure, you would be in the neighborhood of about 50'. The hospitality sector is now building four story to get maximum number of rooms on the site and be more productive.

The signage variance that is requested is due to a sign on the south side, additional sign on the west side and then additional sign on the rear. There is a ground mounted marques sign also.

Mr. Sedlak stated that most of the newer Hampton Inns are following the same plan.

Mr. Schnippel stated this is the new pro-type that came out in early 2018. There are not a lot of them built around the US yet, it is a fairly new concept. It is fresh.

Mr. Sedlak stated the City signage regulations are extremely narrow. They were intentionally done that way in the idea that we can be flexible. Signage comes before this board and we are able to sign off on it.

Mr. Sherman stated this is very conservative in square footage in nature of the size of the building.

There were not any comments from the audience.

Brenda Short stated she had received an email from Louis McFarland stating that he does not have any issues with this request.

Mr. Sedlak stated there are three separate issues here and if everyone is OK with it, they can vote on all of them under one vote or we can split into three separate votes. Everyone agreed one vote would be sufficient.

John Ankrom inquired if all the signs were illuminated.

Mr. Schnippel stated yes they will be. Total square footage of the building is about 30,000 sq.ft. so we are very minor percentage of the whole exterior skin of the building.

Larry Logan made a motion to approve Variance 10-19 and Mike Combs seconded the motion. 6 yeas. 0 nays. Motion carried.

ZONING MAP REVIEW DISCUSSION:

This is a review and discussion of some problems that have arisen on the zoning map.

We did have some informal discussions after last month's meeting regarding some glitches that have arisen on the zoning map.

Don Sherman stated he would like to have a motion for amending the map making this area conformed to the property lines.

Mr. Sedlak stated there were a couple that need amended.

Mr. Sherman stated that the area of South Court Street school is zoned GB, but the fire department parcel has a section goes out to Town Street and that portion is zoned R4, not GB. It should follow the property line. He stated he would like a motion to conform the property lines.

Mr. Sedlak stated he believes it is a glitch in drafting the map.

Mr. Sherman stated Council has to accept by ordinance to make the change. They will not want to go forward with the ordinance until the Planning Commission says they concur with the change.

Mr. Sedlak stated they will be recommending two things. In regard to the parcel on North Court Street, which is Parcel #A0511350100100, we would be moving to have the zoning classification essentially be shifted to the south to conform to the lot lines. The entire parcel would be changed to GB District. The parcel owned by the City, which is formally the Fire Station, Parcel # A0541090001500, adjacent to the Court Street Elementary School property would be entirely GB, just to correct the oversight after the City acquired access to the Town Street portion and had it re-surveyed.

Mr. Sherman stated he would also say this is Lot #A0511350100100, majority of the lot is SU and their boundaries would be conformed to state SU.

Marsha Griebel Graham inquired about the area where the fire station is, was it always GB?

Mr. Sherman stated at one time it was SU. In 2015, knowing the school was going away, they zoned the school as SU and the fire station as SU.

Basically recommend essentially correction of the zoning classifications of two parcels. One to conform with the lot lines and the other to conform to the remainder of the parcel.

Marsha made a motion to recommend to City Council to correct the zoning classifications of two parcels. One to conform with the lot lines and the other to conform to the remainder of the parcel. Mike Combs seconded the motion. 6 yeas. 0 nays. Motion carried.

ADJOURNMENT: Larry Logan made a motion to adjourn and Dorcas Morrow seconded. Motion carried. Meeting was adjourned at 7:00 p.m.

Submitted by Brenda Short