

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

Wednesday, July 11, 2018
City Hall Council Chambers

MEETING MINUTES

Members Present

Al Sedlak
Don Sherman
Terry Leasure
Mike Combs
Marsha Griebel Graham
Dorcas Morrow
Brenda Short, Clerk

Visitors Present

John Mattix
Sid Liming

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

The first item on agenda is to approve the June 6, 2018 meeting minutes. There were typographical errors and were asked to be corrected. Don Sherman made a motion to approve the minutes with the corrections, seconded by Terry Leasure. Motion carried.

First item of business is Variance Permit #7-18, as requested by Utility Truck Equipment located at 305 Logan Street, Circleville, OH 43113, to vary the maximum sign square footage from 100 square feet to 384 square feet, for 360 square feet of new signage and existing sign of 24 square feet, in an area zoned GE, General Industrial District.

John Mattix, Vice President of Utility Truck Equipment was sworn in.

Mr. Sedlak asked Mr. Mattix to tell what his plans were for signage at this location.

Mr. Mattix stated the 20' x 18' sign that is going on the north side of the building will be made out of plastic. It could be made out of sections mounted in an aluminum frame, depending on how the contractor wants to put it together. Pictures were provided.

Don Sherman asked if the sign was going to be facing Logan Street or Washington Street.

Mr. Mattix replied it would face Washington Street.

Mr. Sherman stated then that would be on the West side of the building, not the North side. That part of the building is 144 feet across the building, so the size of the sign with respect to the size of the building is not huge.

Don Sherman also stated that he had discovered that. 305 Logan Street is the parcel address, but with GIS, it is not any of the office addresses. The official office addresses are 303, 3011 and 319 for mailing purposes. He stated when you go to get mail set up, you need to have the correct one. Mr. Sherman stated that on the county GIS mapping, 305 does not exist, but it is listed on the tax parcel correctly. He called the county GIS and they stated they give 305 to the entire parcel, but because there are three doors on the Logan Street side, they are each assigned a separate mailing address.

Mr. Mattix stated he is pulling together advertising now and would like to use the correct address.

Don Sherman stated he would print the map and email it to Mr. Mattix so he could have the correct address for which door he was going to use.

Marsha Griebel-Graham inquired if the sign that is already on the premises would remain.

Mr. Mattix stated yes it would remain and they were painting it black.

Mr. Sherman stated the sign is very proportioned with the building.

Mike Combs made a motion to approve Variance #7-18, seconded by Marshal Griebel-Graham. 6 Yeas, 0 Nays. Motion carried.

Next item on the agenda is Lot Split Permit as requested by the City of Circleville for proposed lot splits of the Soldier's Monumental Association parcel and City of Circleville parcel, in Ted Lewis Park.

Sid Liming, President was sworn in.

Mr. Sedlak stated the Don Sherman and Sid Liming have coordinated on this to a certain extent. He asked Mr. Liming to give a brief overview.

Mr. Liming stated the two had compromised. The Soldier's Monument is giving the City what is marked as T1 and T3 and the property is being squared off in the front so T1 and T3 becomes T2 for Soldier's Monumental Association. That leaves room for the City to get the road in the park.

Mr. Sherman stated currently the road is encroaching on T2. T3 is where the flag pole was at so it is off their lot. So they are moving the road a little bit to the north so they can have a little more room and T2 gets the road totally on the City's property. They give us T2 and T4 and we taking T3 to square that off. T2 and T4 comes to the City and Soldier's Monumental Association get T3.

Mr. Liming stated he was confused because his drawing did not match what was in the packets given to members.

After view, it was determined the number had changed on the Plat Summary, but the parcels were the same.

Mr. Sherman stated the exchange gets the City off their parcel and allows us to move forward with cutting the road. It is an exchange of equal square footage. The road is being looped further and it will have a more gradual turn.

Mr. Sherman stated this will go on the next Council Agenda next Tuesday.

Marshal Griebel Graham made a motion to approve the Lot Split Permit and Terry Leasure seconded the motion. Don Sherman abstained from voting. 5 Yeas and 0 Nays. Motion carried.

Marshal Griebel-Graham made a motion to adjourn and Terry Leasure seconded. Motion carried. Meeting was adjourned at 6:20 p.m.

Submitted by: Brenda Short