

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

MINUTES OF  
WEDNESDAY, AUGUST 5, 2015

Members Present

Marsha Griebel Graham  
Mike Combs  
Bob McCrady  
Don McIlroy  
Al Sedlak  
John Ankrom  
Terry Leasure  
Valerie Goeller, Clerk

Visitor's Present  
See Attached List

Chairman Al Sedlak called the Public Hearing together at approximately 6:03 p.m.

The Public Hearing was requested by Pickaway Area Recovery Services, 110 Highland Avenue, Circleville, to rezone property located at 327 East Mill Street from LI, Limited Industrial District to SU, Special Use District. The original request heard last month has been withdrawn. The new submission includes a development plan.

Al Sedlak stated for those in attendance at the July Meeting this is the same request that was considered at the public hearing from last month. The Planning and Zoning Commission will only make a recommendation for Council. Council will hold their own Public Hearing and they will make the final determination if it gets rezoned or not. Pickaway Area Recovery Services (PARS) withdrew their original request so the matter did not make it to City Council. They refiled their request and brought it back for tonight along with a Development Plan they did not have last month. Some of the folks here tonight were not here in July and I wanted to give this brief update of where we are and how this matter will proceed. Last month we had two members abstain from the conversation and from voting, those two have indicated they will again be abstaining this month.

The Commission agreed to allow each person to speak for five minutes.

Barry Bennett of PARS, 110 Highland Avenue and Chad Conley of Ankrom Architects, 1301 Maple Drive, were both sworn in.

Barry Bennett stated we withdrew our request and submitted another request. We had Chad of Ankrom Architects prepare a Development Plan. At the last meeting we kept hearing about lighting and fencing. This Development Plan takes in to account lighting, parking and fencing. We discussed last month the current existence of drug activity in that area. When we move to Mill Street, 85% of that drug activity will leave. Every

place we have gone the drug activity has left. Active drug addicts hate PARS. It is just the opposite of what we heard over and over again last month. There is drug activity now going on at Mill Street. I've been down there multiple times and have observed drug activity. If this rezoning request goes through and we move in, the drug activity will move. Another issue brought up last month, we do not take admissions from off the street. There is an extensive interview process and background process. We do not take violent people or sexual offenders. We were characterized last month almost as the drug addicts were going to be all around us down there. It is actually the opposite of that. At all the places we have been and are, the drug addicts don't like us they will stay away. We will report drug activity and I have reported drug activity I witnessed on Mill Street. Circleville and Pickaway County is going through a heroin epidemic. We have proven results that we help people. We have 18 people here in college in our county that have graduated from our program. We have over 45 people who now have jobs. What we do is not only get people off drugs, but help them move on in society and save society a bunch of money. We have a proven track record at 110 Highland Avenue. We are a good neighbor. We also have an office in Washington Court House and it's the same thing there. We are reapplying with this Development Plan. Another issue we heard last month. If somebody attempts to sneak drugs into our facility or any mental health facility it become a Felony III. Felonies are numbered with V. being the least and the worst is I. I'm trying to respond to some of those things that were said at the last meeting. The community needs educated on what drug addicts do. Recovering drug addicts are productive members of society. We produce a lot of them. Some people fail because they are not ready for it, but they won't be down on Mill Street.

Chad Conley stated the Development Plan you received was developed by taking the concerns that were brought up last month and putting things in place. Visibility was addressed by using a fence. We are proposing a 100' x 120' area behind the building that will have a six foot, wood, privacy fence. All the concrete, gravel and overgrown weeds are in the process of being cleaned up. That will all be removed and a grass area will be added. We have indicated the removal of existing drives. The Far East entrance that is there now will be reworked into a parking lot entrance to the side. The paved parking lot is roughly 75' x 80' with 14 parking spaces and one handicap space. The hillside that is full of litter will be cleaned up and a professional landscaper will come in and make it look nice. Instead of the eyesore that exists they want to dress it up. I go up and down Washington Street five to six times a day looking over there from anywhere from 5:45 a.m. to 6:00 p.m. I see all the parking on the north side and you are worried about parking on the south side. We have provided parking spaces for the six employees that they are anticipating. We wanted to re-introduce this plan with more information and more details to the development of the property.

Bill Rice, 358 East Mill Street, was sworn in and stated you mislead the people here because I'm uneasy being here again. This went down in defeat at the last meeting. Here we are again for something I thought was already defeated. This is a waste of their time and ours. The only reason it was brought back was because now you have someone here to vote and will be able to flip the vote because you have five instead of four. Myself and everyone here tonight agrees we need drug rehab, but not in a residential area. I don't think this is the area to put it. You are presenting plans and those are fine and dandy, but that's not what we are against. We are against putting people with drug addictions in our neighborhood around our kids and families. We are against subjecting our property values and future proceeds from those sales. This will devalue our property. People are already talking about moving if this goes through. For some of these people this is all they have, they have been there all their lives. I'm not sure how you guys can just say that's where it needs to be. We went by your facility on Highland Avenue and we went and visited your facility in Washington Court House because we want to know more. We got some conflicting stories of what goes on. A woman in Washington Court House said someone ran out of that facility and wanted her to go buy drugs for them. Maybe that happened, maybe it didn't. That is what she told us. She was just someone we stopped. We talked to

neighbors too. On Highland Avenue we were told that guys would sneak in at night. Maybe that happens, maybe it doesn't. He brought up being mentally ill. When you are on drugs and you have mental problems anything can happen.

Al Sedlak stated we did get a Legal Opinion from the City Law Director as to if we could reconsider a resubmission from them and he advised that we could and would be obligated to hear it again. That is why they are back on the agenda tonight.

Patricia Rice, 358 East Mill Street, was sworn in and stated we went door to door speaking to people in our community and not one person said they were opposed to having a drug rehabilitation center, however, 97% are opposed to PARS wanting to place the center at the East Mill Street area or any residential area. Many people we spoke to have already experienced property theft, car break-ins, discarded drug paraphernalia and witnessed drug transactions. They are worried about how having a residential center in the vicinity they live in because it will increase the occurrences of those events and lowering their property values. When Mr. Bennett was asked if anyone can just walk-in for treatment he indicated they have a recruiter that visits with people at their homes, jail, Jobs and Family Services. He also said they won't be doing things off the property, if they try they won't be with us and once they leave the building they are gone. My husband spoke to residents of Highland Avenue and he was told that the women do take walks in the community in groups. I was told by another person that the windows don't lock on the Highland Avenue center and men have come through the windows at night to see their girlfriends and to bring drugs in. My husband drove by the facility on Greg Street in Washington Court House and spoke to their residents. One woman stated she had been approached by a female resident and was asked to buy drugs for her.

Ms. Rice continued to read a statement that included many statistics in regards to mental illness and drug addictions and the adverse effects of facilities and what they do to property values.

Jason McGowan, Chief Probation Officer, 685 Hawthorn Drive, was sworn in and stated I've been a Probation Officer for approximately sixteen years. I've had weekly, if not daily contact with PARS. In that period of being a Probation Officer several things have changed. Circleville went from primarily dealing with alcohol, marijuana and cocaine offenders to now dealing with an opiate epidemic that is out of control nationwide. We are fortunate in this community to have such a collaboration of agencies with the court system, treatment facilitators, Job and Family Services and law enforcement. We have shown some progress on addressing these issues. A big factor is the treatment facilitators that we have. We have worked closely with Barry and his counselors at PARS. We have done a tremendous job developing programs and seeing success, particularly with the female offenders who have been through the residential treatment in Fayette County and Circleville. We secured several grants through the State of Ohio due to the fact that those programs are showing such progress. I am sympathetic to the fact that residents are hesitant to have this in their neighborhood, however, I will give you a few facts in regards to that. In order for us to refer offenders to these programs several factors have to be in place due to audit standards. If they would leave that facility we are contacted immediately along with the police/sheriff departments to look for those offenders. I have never known anyone who was able to sneak through those windows. I'm not saying that is not truthful, I don't know. We have never heard of that being reported. I do feel the program they have in place have shown tremendous success. In the State of Ohio most communities have not had the success that we are seeing in Circleville. I go to a number of meetings throughout the state and talk to a lot of Chief Probation Officers, DEA Agents and Taskforce Agents and it's all the same thing. They don't have the resources, treatment providers, and the collaboration with other agencies. They all say the same thing. We are fortunate to have that. We haven't been able to reach the men. It's

unfortunate. We are seeing an increase in women's addiction, but the men have always been there. We haven't been able to address the men besides with incarceration or outpatient treatment. The residential facilities from my experience have been ran very well in Circleville and Fayette County. Knowing and talking and speaking with a number of Chief Probation Officers around the state they don't have the success. The residential facilities they have around the state are still learning and putting programs in place and adapting to the different things they are dealing with. We visit those residential facilities weekly. Our presence in those neighborhoods are known. If you have ever spoke to anyone who has committed a crime or been on probation we are the last people they want to see. If they know we could be in the area visiting these facilities they aren't going to be in that area. Based on my experience with PARS I believe it will be a great asset to our community.

Jeff Sunderland, 321 East Union Street was sworn in and stated I am a little unprepared because we didn't know anything about this until we spoke to the Rice's on Saturday. They came over and explained to us what was going on. This does effect the people on Union Street. We do have a drug problem in the area. I'm not saying I'm against rehab facilities, but I don't want it in my neighborhood. My main concern is safety and the economic problems it will have on our value of our home. I just purchase my house less than two years ago and we have been rehabbing it. It is a historical home. It was built by the Hitler Family, George Hitler. It has historic significance for Circleville. We have spent thousands of dollars rehabbing it. I'm not saying that I am comfortable putting this kind of money in a home and then having this facility move in and decrease my property value. I'm against the rezoning all together, either it be rehab or anything else. Once you rezone it, you are opening it up to a lot of other things in the future. Once you get it rezoned, I don't know if you can rezone it back to residential or not? I'm a no because of the future ramifications that it will have for this area. I had to put up extra lighting in the back of our house because of the drug activity occurring behind our barn. I went back there one night and found the police looking for a drug addict that got away. I don't know where he got away from, but they thanked me for being visual and checking to see what's going on, but suggested I get back in the house. I would like to see where they get 85% decrease in drug activity in the area with this facility. I would like to see proof of that. Anyone who votes for this won't get any of my future votes if you're running for re-election to council.

Al Sedlak stated for a matter of clarification this property is currently zoned Limited Industrial not residential.

Denise Sunderland, 321 East Union Street was sworn in and stated I have a question for the PARS people. I would like to know what the failure rate is for treatment. What I have looked at is very grim. The people that do make it go through several attempts to get off the drugs.

Barry Bennett stated the state norm is about 4%, we are at 44% success. It is very rare that we will take someone back for treatment.

Ms. Sunderland stated so the unsuccessful are back on the streets doing drugs. You said the drug activity won't be on Mill Street, but it will be on Union Street, Washington Street, and the other streets. It's a terrible hot spot for drugs. If the drug activity moves from Mill Street, where will it go? They will move on to the next street. My back yard is a half block from this property. This is not a good idea. I have a family member who is on drugs. They don't care about committing a felony. All they want to do is get the drugs. He's been in several treatment centers and he is no better than what he was before he went in. His girlfriend has smuggled him drugs and signed him out. I don't want to feel unsafe in my neighborhood.

Tom Harker, 404 South Washington Street, was sworn in and stated I don't think anyone disagrees these programs can be helpful, obviously they can. This is irrelevant to what we are doing today because no one is disputing that. I do know people that have worked in prisons and hospitals and it is inevitable that someone will try to sneak drugs in. The recent escape in New York had interior help to help them escape. It's good to hear that no one ever tries to sneak drugs into PARS, but it happens in prisons and drug dealers don't like prisons either.

I came to Circleville 37 years ago and at that time someone told me you had to live here 37 years before you are really a Circlevillian so I have made it. When I moved here I started teaching for Circleville Schools. I know for a fact that the people in the south end were getting the shaft. When we bought new books the old books went to South Court Street. When I found out about that that got changed. I don't know the deal on this, but since I've been here we had a fire department in the south end so when the trains go by the south end we won't burn down, but it's not there now. Maybe instead of putting PARS in we should put in a fire station down there. South end getting the shaft again. I understand the Women's Treatment Center was put in Beantown. Just like people called the south end, it's Beantown. I understand that before this request PARS wanted to come into the north end and that didn't go anywhere. It won't go to the north and the good old south end without the fire department with the second hand books gets it.

I think this was reintroduced to grease the wheels so it can be passed and recommended to City Council. I read the minutes from the last meeting and everyone was positive, but no one who voted for it or spoke for it will live in a place where it will happen. It's easy to say it's all going to be rosy and it won't hurt property values and if were wrong, of well it's just the south end.

Circleville should be united and if it's not good enough for the north end, it shouldn't be good enough for the south end. If it would hurt property values in the north end where the expensive houses are then why won't it hurt property values in the south end? I find it difficult to accept the words that it will all be wonderful. Words don't mean anything and you can't change it. When I came here they told me Container Corporation didn't smell. I couldn't find anyone in government that said it smelled. They would say it's the Sewage Treatment Plant, well anyone with a nose can go out to the Sewage Treatment Plant and you know what that smells like. Anyone who has gone down to Chillicothe knows what a paper mill smells like. You can tell I taught school in the second story of the Everts Building and you could look out the window and see the smoke blowing away. Then it changed and you could see the smoke coming closer and closer. We didn't have air conditioning so the windows were open. It was hot and as soon as the smoke got there it stunk to high heavens.

Craig Stevenson, 120 East Main Street, was sworn in and stated last month I spoke on behalf of Mr. Daryl Wolfe. He is the owner of the warehouse adjacent to this property. Mr. Wolfe can't be here again this month so he asked that I reiterate the statement he submitted last month in favor of PARS request. He continues to be in support of this project and looks forward to having them as good neighbors. He asked that I convey that in the one month since the last hearing he has noticed the property has been cleaned up and mowed. There have been several improvements that he is pleased with and that he continues to look forward to the redevelopment of the property so it will increase his property value and add some jobs to the community.

Tony Hughes, 413 South Washington Street, was sworn in and stated this is a bad thing for our neighborhood. I believe it will harm our property values. I don't think anything will scare these people away. I see this gentleman (Jason McGowan) on Mill Street all the time. One family moves out and another moves right in and your right back there. If he can't scare them, who can? Mr. Bennett, what do you have to do with PARS?

Barry Bennett replied I am the Executive Director.

Mr. Hughes asked if this this a private organization?

Barry Bennett replied private not for profit.

Mr. Hughes replied there it is, dollar signs. That's all it is and they want to bring it into our neighborhood. Here is a lady that has a little child, do you live down there?

Elizabeth McCoy stated I live directly across the street.

Mr. Hughes stated I have grandkids and when they come to my house we go out front and watch them. I usually have a pistol sitting right next to me. At night I keep my pistol next to me watching TV. If we get this next to me I will be loading my AR. We don't need this in our neighborhood, nobody wants it. It will lower our property value. In the paper it said they are human beings too, which is correct, but if they are such humanitarians why don't they open up their own homes and rehabilitate them in their own homes instead of our neighborhoods.

James McCoy, 349 East Union Street, was sworn in and stated I'm not against PARS, I'm just against putting it in town. Don't put it across the street from us or around the block from us. If it's not good enough for the north end, it shouldn't be good enough for the south end. When a drug addict does leave the facility and doesn't get to come back, the first thing they want when they are leaving is drugs. If it's not available, they will go steal to go get it. I'm right in line, my sister is right in line. We are all directly related to this. 44% success means 56% don't succeed. I've called the police a number of times and if I don't follow the person who I am calling the police on, the police don't catch them. I have to put myself in harms-way to follow people to make sure they get caught. If someone sneaks out at night, I'm not awake. My four year old isn't awake, her six year old isn't awake. Everyone is a sleep. We have no way to protect ourselves if you are putting it in our neighborhood. Put it outside of town where there is a buffer. If they want to leave or get out, that's on them. Just don't put it where they can impact us.

Mary Ellen Hughes, 413 South Washington Street, was sworn in and stated like my husband said, we have grandchildren. We have owned our home since 1986 and the neighborhood is terrible. I'm afraid to go out in the evening to walk my dog. I'm a member of the Calvary Church on the corner of Mill and Washington Streets. I'm not sure how long our church will be open. If this comes into the neighborhood, what little bit of congregation we have coming to church, they might stop coming all together because of the drugs. Our aunt lives in Waverly and they call that recover city because the old Boyer Funeral Home and two or three other stores are recovery. They are out walking the streets all day long, bumming cigarettes. North of Waverly there are four or five store fronts that are no longer there, it is now recovery. If we start this in our city, that's what we are going to become. We need to bring businesses in here so other people can have jobs.

Ronald Whitt, 412 South Washington Street, was sworn in and stated I was notified of this situation not too long ago. This is the wrong place to put it for everybody that lives around it. I don't know if any of you have children or grandchildren, but would you want your children to walk around that place? I wouldn't, no one here would. They are dangerous to our children. I've lived here since 1972 and I love Circleville. If this comes in, I will sell and leave Circleville.

Kimberly Williams, 322 East Mill Street was sworn in and stated just about everything has been said that I wanted to say. There is a bar in the area and work trains from the railroad will be right behind it. The trains are very loud and that will disturb the people in your facility. I have a friend who is a realtor and she told me that if this passes I should sell my house because I won't be able to get a good enough price for it, because it will go down. She is a realtor and she knows this stuff. I have a family member that went through PARS. He didn't get help until he was sent to a facility where he had to stay in. If he didn't, he would have gone to prison. When he went into rehabilitation where he could leave, he did and went back to drugs. People aren't going to get better if they can just check themselves out. I have lived here for 30 years, I watched the mill burn down. I am scared to walk in my neighborhood. I go out to the park on 188 because I am scared to walk on these streets. It's not just our block it's all around us. Take this place outside of the city where they can't get to people. It's bad enough living across the street from a vacant lot where you can see the drug activity going on, but I feel safer it being open where I can see the people and maybe the police can catch them. I'm against where it is going to be put.

Bethany Waddlington, 352 East Mill Street, was sworn in and stated my husband and I just moved into the area about two months ago. I didn't know anything about this until last week when my neighbor told me about this. Mr. Bennett, is this a Christian Based Organization? I have a friend who works for the Refuge. All of their locations seem to be outside of city limits. Is there an advantage to being in the city?

Barry Bennett replied no, it's not Christian based. The advantage for us is to be within driving distance of 110 Highland Avenue which houses our administrative offices. Also to be within driving distance to AA and we take them to mentors. Even though we aren't Christian based the first thing they get is the Recovery Bible because of the twelve steps.

Bethany Waddlington asked if they help find them job placements.

Mr. Bennett replied we do all kinds of things like GED's, etc. Like I said we have a bunch of our graduates in college. We try to do family and parenting things also.

Ms. Waddlington stated we just moved into the area and it seemed like a pretty nice area. We plan to start a family soon. If this is something we knew about when we bought our home, we probably would have avoided the area. My husband works out of town and works a different shift than I do. I'm worried about coming home with a child. I understand Circleville is in desperate need for it. I'm wondering if they are using that location just because it's open land now. Maybe there is a better location that is not around children and families.

John Williams, 322 East Mill Street, was sworn in and stated I'm wondering if this is state funded/supported.

Barry Bennett replied we are private, not-for-profit. We bill insurances and other things. We do get grants.

John Williams stated did Daryl Wolfe own Island Avenue too?

Barry Bennett stated yes, he helped us buy it. He was very gracious to us.

John Williams replied seems kind of funny but anyhow, they need a place like that. My son was on drugs, so I know how it is and how they are. When he was on drugs all he could do was think about how to get money for

more drugs. Whatever they can steal or panhandle. Nothing is safe around them, I know that. I know PARS and Barry, they do good work and they need a place like this. I just don't know if I want it across the street. I was wondering if there is state land available. How about between the Sheriff Department and the prison. Who owns that? I know you would have to start over and build a building. The court or someone needs to step up and do more than slap them on the wrist, lock them up longer. The cops arrest them and then they are out in five minutes.

Tony Hughes stated like I said before its all dollar signs. Like he said they will be billing insurance. These people don't have the money to pay for it. A few years ago there was a doctor in Florida that Medicaid got him because he was treating a fellow for over a year for his legs. Come to find out this guy was a double amputee. That's what's going to be going on. That's why they are in it for the insurance money. Its easy money and they will ruin our neighborhood.

Bill Rice stated I think everyone here has told you what we are about. We don't want this in our neighborhood. Here is another 100 people in our neighborhood that don't want this in our back yard (turned in petition to clerk and is made part of these minutes.)

Chairman Sedlak adjourned the public hearing and opened the regular meeting.

The first item on the agenda was approval of July's Meeting Minutes. Bob McCrady motioned to approve as submitted, seconded by Terry Leasure. All in favor, motion carried.

The next item on the agenda was vote on a recommendation to rezone 327 East Mill Street to forward to City Council.

Al Sedlak stated we will forward our recommendation to City Council and City Council will have the final vote. I know there was a lot of discussion as to why in this area, why this particular place, why can't they go somewhere else. Keep in mind that this location for a Men's Residential Treatment Center is the only one submitted to us. There was no previous application for a men's facility at another location. It's not like they are shifting it because we weren't comfortable with their first location. It was several years ago that the Highland Avenue location was recommended for approval for a Women's Residential Facility and that was forwarded to Council and I believe they approved it. This is the first time that a men's facility has come before us at this location. We don't have the authority to tell any applicant to go look somewhere else and come back and we will consider it. Whether City Council wants to get into that or not, would be a matter for Council. Our role is to recommend it or not to City Council. I'm trying to address a couple concerns that came up as a matter of Zoning Law. This is not currently zoned a residential parcel. It is zoned LI, Limited Industrial District. The request is to change it to a Special Use District. Special Use District are unique and scattered around town. Typically most Special Use District Parcels are a school, church, nursing home or something community oriented. A facility like this would fit within the definition of a Special Use District. If down the road with a Special Use District Parcel if someone wanted to change the use even for something else that is a Special Use they have to come back before this board to get it approved. They can't just change from a nursing home to a group home or hospital. Any change in the use has to come before this board. Several of us who did participate in the vote back in July expressed our opinions. I don't know if any of us have a need to express our opinions again. Our opinions are in the minutes and I stand behind my comments I made in July.

Bob McCrady stated I will be abstaining from voting.

Al Sedlak stated and I believe John Ankrom will also be abstaining just like last month. Do any board members have any questions for the audience, proponents or the applicants?

Don McIlroy stated I wasn't at the July meeting so I think a statement would be in order from me. My name is Don McIlroy and I have the honor of being your mayor. I've been your mayor for three and half years. Some of you know me and some of you don't. For those that don't know me I will tell you that I retired from the Columbus Zoo and I think that was good qualifications for me to become mayor of the City of Circleville. I went from one zoo to another zoo. Mr. Harker, I have not met you, but have had the honor of reading some of your columns in the paper. I'm glad that I have the chance to meet with you.

I want to talk about this north south that you mentioned. That really bothers me. When I was out on the campaign trail I heard something that bothered me. I heard that Circleville is a good place to live, but. We have a good downtown, but. We have a good hospital, but. Nobody was comfortable with this city that I could gather because you always had to say something negative about our community. I've had two boys that went through the school system. Both graduated and one is graduating from Ohio State this Sunday. I lived here for 22 years and knew nothing about the books that went down to the south end. I do know what they did with the Elementary Schools. They turned them into grades. When I first started I heard a lot of the north south and I didn't understand it and it was confusing for me. We have a great community, whether it be north or south. Why don't we talk about east and west? I don't think we need to talk about north and south. I will tell you that there are people living in the northern half of the city that are very angry with me because the majority of the street repairs we do are south of Main Street. We still have it and we need to get away from this north south thing.

The other thing mentioned was property values. We live off Nicholas Drive across from a HUD Housing Community. Hopefully my property value hasn't dropped in the 22 years I have lived there. I think I maintain my property quite well.

I want to talk about drug activity. I got involved when I became the Mayor for this community for two reasons. One was economic development. We haven't done anything about economic development in many years. I was very naive my first year. I thought I could get out there and bring business into this community, wouldn't that be great! When I started talking to Columbus and outside of Pickaway County they would ask where that is? Show me your plans? It's taken us three and half years to begin to bring people in to look at our community as a place to grow, bring their business and live here. The population is coming south, they can't go north anymore. We've seen the growth in Grove City, Commercial Point and the Ashville area. That growth from Franklin County is coming this direction. The other thing I got interested in was drugs. I wanted to do something to clean up these drug punks. I said to our Police Chief what do you need? He said give me the green light. You have seen more drug activity in this community than you have seen in years. I went to a Mayor's Conference in London, Ohio and at a break one of the mayors came to me and said "boy you guys got a real drug problem in Circleville." I said to him, what do you mean? He said all I keep hearing about is all these drug raids you're doing. I waited until we got back into general session and I said to them that we have a problem of drugs in Circleville, but so do you. We have decided to do something about it. Weather the rehab center comes down on Mill Street or goes on the edge of town. Regardless of where they go we will still have drug problems until we re-educate people. We need this education to get these people off drugs. Someone mentioned the judges, letting them out too soon. There are laws that these judges have to adhere to. It frustrates me when we arrest 52 people and only 20 are still in jail. It frustrates me when there are people out

there doing drugs and I can't do anything about it. It should frustrate you. There will be drugs in your neighborhood if there is a rehab facility or not.

Let's discuss the Highland Avenue facility that is in the north end. Have you heard about meth labs? Two streets over from Highland Avenue is Hayward Avenue. We had three meth raids there two and half years ago. It was the biggest meth lab in the City of Circleville and it was in the north end on Hayward Avenue. Hazmat from Columbus had to come down and they had to clean that house up. It took the owner of that house two years to make it able to rent again. We were able to get a grant from the Attorney General's Office to take down 36 homes in this community. These were either homes that were drug related, abandoned or people were squatting in them. What we found out was the people living next to them started taking better care of their properties. On Hayward Street we took down three houses. We have seen very little drug activity on York Street, Highland Avenue or Hayward Avenue. Have we seen police action, yes. You still have disturbance and domestic calls.

Mr. Sutherland, there is only one elected official up here and that is me. I wanted to do my due diligence so either I'm the one who is going to get your vote or I am not going to get it. Like my good friend Bob here has told me that I will lose 200 votes if I vote yes. What I want to do is make the correct decision for not only Mill Street, but for the City of Circleville. I asked PARS to come and talk to me because I wanted to understand a little about it. I did know the Highland Avenue story. I was there when they opened their doors and when they had their first graduation class. I saw the sorry state of affairs that these young women were coming in on the first day. I got to see the success story. Then I talked with Bob McCrady, we had a good conversation. I listened to his perspective because I wanted to hear it. Then I got a call from Mr. Rice. We had a nice conversation on the phone and I asked that we get together face to face and talk about this. So last night Mr. and Mrs. Rice came in and we had a nice conversation. They gave me some information and I gave them some information. I went out and gathered my own information. I talked to Judge Dumm and asked what we need to do to get these people incarcerated more than what's being done now. He told me his hands were tied. By law they have guidelines. If we don't do rehab and we don't do rehab someplace we are going to continue to have these drug problems. We need to do something different. We can't continue to arrest them and let them go. Judge Dumm said that I could tell you his words. He looked at the police reports and specifically wanted to look around the Highland Avenue area. He saw no increase in drug activity, he actually saw a lower percentage of drug activity in the area. He has a daughter that her backyard backs up to this facility. She indicated to him that they haven't seen any drug activity. He also indicated to me in the two years he has had no one come before his bench for drugs in a five street area around this facility. I listen to everyone's point and I understand your compassion. It's going to be a situation where we have to do something. We have to step up and I really don't believe not in my neighborhood is going to do it. I was teaching school when I got drafted. I could have fought it, but I decided I wanted to make a difference so I went into the military. I went to Vietnam and North Korea. When I retired from the zoo I wanted to do something so I decided I wanted to be your mayor. Here I am to cast a vote that may or may not be favorable to you, but I would say please understand where I am coming from with my vote.

Barry Bennett stated for the men I can't say 100%, but 98% will be referred by our courts. Heroin addicts don't do self-referrals. Drug addicts wake up in the morning because they are dope sick. We receive most of our referrals from Jason McGowan and Common Pleas Court. Research says that it works when the consequences is greater than the pleasure of the drugs. That is a common factor in treatment and we hear that all the time. Drug addicts have to have consequences in order to change. Some say we are do-gooders that don't see reality. I'm a realist and part of that realism is we will do everything to be a good neighbor and to do our due diligence

that I give you my 100%. What I said about us being there will reduce the drug population. I base that on what we have done. There will be video and the video is monitored 24/7. Even if it's not approved by City Council we are still going to put video down there very soon. I've been walking Mill and Washington Streets there are a lot of children on those streets. There were three children playing and I waived at them and 15' down I found a dirty needle and aluminum foil. I had to go back to my car to get gloves. I disposed of it the way it should be. I am on the fire department for Green Twp. so I took it down there and disposed of it at our fire department. The drug activity is there and we will do everything in our power to fight that too. I will reiterate what I have said many times, active drug addicts don't like us.

Patricia Rice stated I have a question for Mr. Bennett, at the last meeting you said that the residents in your treatment center were not allowed to leave the property.

Mr. Bennett stated that is not what I said.

Mrs. Rice stated it was in the minutes.

Mr. Bennett stated what I said was that they are not allowed to go out on their own. They are always supervised.

Mrs. Rice stated my understanding was that they weren't allowed to leave the property. You said they wouldn't be outside. Then you said we might put up a volleyball net. We talked to people on Highland Avenue and we learned that those residents go out and walk the community in groups. Is that going to happen?

Barry Bennett replied in supervision.

Mrs. Rice stated don't you think it is an opportunity for those people that don't succeed to case our neighborhood?

Barry Bennett replied I do not. If they leave our facility they will leave the area.

Patricia Rice stated I know how this is going to go. I was hoping with all the people here and the way they felt that you would have some safety measures put in place. Sure you mentioned a fence and lighting, but taking these people out in groups to walk the community is not a safe thing to do for anybody. Nothing was brought up about security, but that your security was going to be in the inside. You would be in control of what goes on in the inside.

Barry Bennett replied in the fenced in area.

Mrs. Rice stated no, you said inside of the building. You said once they leave the property. Once they leave that property they are in or community.

Tom Harker stated if the commission recommends this to council and council passes it and down the road all this hopeful and positive scenario turns out to be false what is the procedure for us to come back to you to close the place down? Is that possible or once it goes through it's a done deal?

Al Sedlak stated that is an enforcement issue through the Service or Safety Department depending on the nature of the problem. Without getting into a lot of detail things can be addressed in the future.

Tom Harker stated zoning doesn't require the promises that have been made to be fulfilled. If they aren't doing what they said they would, they aren't breaking the zoning, is it? We have nothing we can do besides come back to you and ask that you close them down and that probably wouldn't happen.

Barry Bennett stated I think the neighbors have to come to us. If you come to us we will address what it was that made you come to us. We have addressed some things on Highland Avenue. We have outpatient on Highland Avenue. We had neighbors come to us and we addressed those issues. I am open to listen to you.

Elizabeth McCoy stated if something were to happen, let's say one of your clients do get out and rob us or hurt us. Is PARS taking responsibility for this? If we need to action do we come after PARS? You take responsibility for them on your property, but what about when they come on to our property? Are these clients Circleville people or are they being brought in from elsewhere?

Barry Bennett replied 90% are from Pickaway County. We take responsibility on our property.

Don McIlroy stated you all talk about the drugs in that area and people escaping. This is a contained facility, for people doing drugs in your area it's not contained. I have no idea what the likely hood of someone escaping from this place.

Several commented that they can check themselves out. You're adding to the problem.

Barry Bennett stated we have visitations on Sunday. We screen visitors, meaning that there are protection orders if there are drug addicts in their families. They aren't allowed. It is controlled visitation which means various visitation times for different people. We do 48 hours of treatment a week. You take away the sleeping time, lunches and dinners, we take them in vans to AA and NA meetings. We take them to church in vans. Please don't compare us to some other facilities that allow their people to have cell phones. Our clients are not allowed to have cell phones. They aren't allowed to walk around the block by themselves. There will be no activity in the front.

Several members of the audience asked where the front is.

Barry Bennett stated the fencing will be in the back, lighting in the front, parking lot to the left as you face the building and the entrance will be down. We will try to cut off those entrances there. All activity will be in back. There may be some employee parking to the east. I am not a bleeding heart, do-gooder. You can ask anybody. When you say PARS, it's a group of people run by me. Visitation is supervised. There is no touching or kissing. We search and if we suspect there is something we will bring the dogs in. We bring dogs in on a regular basis. We have never had a drug bust in our facility. I can name six or seven treatment centers that are south, east and west of us who have had drugs in their facility. We have not and Jason can verify that. If someone sneaked into windows no one ever came to us. If they had, we would have reviewed tape and that person would have been arrested and charged with a Felony III on the spot. Someone said they thought it was the money. Our employees don't have retirement. I'm 65 years old and I don't have retirement because we can't afford that.

Mrs. Sunderland stated I don't believe anyone here doesn't want this to happen in our community. We want you to be successful, but we want it outside the city limits. That is all we are saying. I love this town and I want to see some changes.

A woman questioned Mr. Bennett by asking if the man he was buying the property from is the same man you bought the other property from.

Mr. Bennett replied he sold that to us for exactly what he bought it for.

The woman responded is he the only man in the area that has property for sale?

Mr. Bennett stated Daryl Wolfe who sold us the property sold us the Highland Avenue property by helping us with the down payment. He loaned us the money interest free. The Mill Street property was purchased from Mr. Wolfe for exactly what he paid for it. There was no markup and he has been very good to us as a non-profit agency.

The same woman stated that the people on drugs don't have jobs and there is nothing here to do for kids. There is no bowling alley or skating rink or theater. There is nothing to do, but get high.

Patty Rice added there are no parks in the south end.

Don McIlroy stated Health Care Logistics is growing and it's in the south end. We are putting in the South Court Street Connector. It will connect Court Street to the shopping center across US Rte. 23. That will probably save that shopping center. It will bring in three or four big restaurants. One of those main businesses have been sold. We don't know what the new owner wants to do with it, but I am assuming it will be retail. I am in conversation with CSX Railroad on the property that is south of Arby's. One of the things I have suggested there is we put up a multiscreen movie theater. GE is putting in another line. We are in the process of changing the infrastructure of the old Thomson site. Court Street will be extended to the south to Circle Drive. It is frustrating to me, but economic development doesn't happen overnight. Everts Middle School needs to be a community center and I am pushing for that.

Valerie Goeller read five letters and they are attached to be made part of these minutes. Also she added if Council does approve the rezoning PARS has to come back through this commission for a Conditional Use Permit. Anything that happens in a SU District requires a Conditional Use, which means this board can set restrictions and conditions on the operation of the business. Property owners within 100' will be notified and they will be back before this board.

Max Ray, 935 Stoutsville Pike, was sworn in and stated I am a Chemical Dependency Counselor for PARS. I didn't grow up in this area, but I did attend Ohio Christian University at 18. I got my degree there to do drug and alcohol counseling. I never thought in my time here that I would stay in this area. I had the mindset that I would go work in some urban area a place that really needs it. I've been here since 2008 and I have found out this place needs it and I found an opportunity to do what I want to do here. PARS employees me and I live here with my wife. I see my future here and I can testify the job creation will happen. I am living testimony to that, I live and work here in this community. Some other concerns raised for drug activity increasing it's a 24 hour community watch. I can testify that Barry has always honored every promise that he has given me. He has been more than generous to me and I know when he says he wants to be a good neighbor to you that it's not to

shove it down your throat. He is truly trying to open the relationship. I'm on board and I want to listen to what the neighbors have to say. I have particular interest because I hope to become the director of this facility. I hope to be that person that listens to you.

Bill Rice stated in the minutes from last month it says Mr. Bennett says the people coming from this facility was not put there by the court. Tonight he says they are. I want to clarify that. Whatever this board decides tonight is nine times out of ten what council goes with. If this passes tonight we need to get a hold of our council representative.

Don McIlroy advised that Sister Monica Justinger is their ward representative on Council.

Denise Sunderland stated if this passes how long before this thing is built?

Al Sedlak stated it goes to Council and they hold a public hearing, then it is referred to a committee and then to the council floor where it can be heard up to three readings. It could take two to three months.

Denise Sunderland stated then you will be ready to build?

Barry Bennett replied we aren't building we are rehabbing the property. We will get started right away.

Patricia Rice stated from the research I have done, I understand rehabilitation centers are protected by the American Disabilities Act and Fair Housing Laws. The way I understand it before its zoned Special Use, Mr. Bennett can challenge it. After it gets zoned he can challenge it and do whatever he wants to do. We have a rental on East Mill Street and they are great tenants. They already let us know if this goes through they are probably going to move. I have a son who just got his real estate license and that property of ours will go up for sale.

John Williams made a statement where he felt political parties would fall in line from the Planning and Zoning Commission to Council thus approving the request.

Don McIlroy and Al Sedlak rebutted by explaining that both the Planning and Zoning Commission and Council were made up members of various parties.

Don McIlroy motioned to forward to Council with the recommendation to rezone 327 East Mill Street to a Special Use District, seconded by Marsha Griebel Graham. VOTE ON MOTION: TERRY LEASURE, NAY; JOHN ANKROM, ABSTAIN; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, ABSTAIN; AL SEDLAK, YEA; DON MCILROY, YEA; MIKE COMBS, NAY. 3 YEAS, 2 NAYS, 2 ABSTENTIONS. MOTION CARRIED.

The next item on the agenda was Variance #7-15, as requested by Kenzie Endicott, 105 Reber Avenue, to construct a 24' x 26' = 624 square feet, detached garage and to vary the maximum square footage allowed for accessory structures from 1,000 square feet to 1,225 square feet (existing 601 square foot garage), in an area zoned R-3, Single-Family Residential District.

Kenzie Endicott was sworn in and stated he wanted to build a 24' x 26' garage to store his pickup truck and antique vehicles.

Al Sedlak asked if he would access it off the alley and if he planned to install a gate?

Mr. Endicott replied yes and that the gate was already there.

Marsha Griebel Graham stated where are you storing your cars now?

Mr. Endicott stated one was in the auto body shop and the other was in the existing garage.

Bob McCrady stated how are you with lot coverage?

Valerie Goeller stated we ran the totals and he is still well below the maximum lot coverage.

Tim Gallo, 108 Reber Avenue, was sworn in and stated I'm here in support of the Endicott's request and feel it will be a positive addition to the neighborhood.

Bob McCrady motioned to approve, seconded by Terry Leasure. VOTE ON MOTION: JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA; DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA. 7 YEAS, 0 NAYS, MOTION CARRIED.

The next item on the agenda was Nonconforming Use #2-15, as requested by Craig Stevenson, 120 East Main Street, Suite A., Circleville, to utilize 934 South Washington Street (Circleville Township House) for warehouse and storage use, in an area zoned R-5, Two-Family Residential District.

Craig Stevenson stated Daryl Wolfe was unable to attend tonight, but he wishes to use this property for his own business use. There would be limited activity between the hours of 8 am to 5 pm. There will be no employees assigned to this location.

Al Sedlak read a statement that was made part of the application.

John Ankrom stated do you know if he plans to use the Washington Street overhead door or the one to the back to load and unload? I'm concerned that a truck would set over the sidewalk if you are using the front overhead door.

Craig Stevenson replied I'm not really sure and I don't want to take the use of the Washington Street side off the table. Obviously they won't want to block the sidewalk. I'm sure if they needed to use the front they could make it brief. I believe you can drive through the facility, so using the back should not be a problem.

Robert Parker, 102 Margaret Avenue, was sworn in and stated I live next door and I'm concerned with what he might store in that building? Will there be explosives?

John Ankrom replied I assume it would be office furniture and computer goods.

Mr. Parker replied that he is good with that.

Valerie Goeller stated I received a call from Dan Easterday. I explained the proposal and he was okay with it.

Terry Leasure motioned to approve, seconded by Mike Combs. VOTE ON MOTION: MARSHA GRIEBEL GRAHAM, ABSTAIN; BOB MCCRADY, YEA; AL SEDLAK, YEA; DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA. 6 YEAS, 0 NAYS, 1 ABSTENTION. MOTION CARRIED.

The next item on the agenda was Conditional Use Permit #4-15, as requested by Andrews Architects, Inc., 6631 Commerce Parkway, Studio B., Dublin, Ohio to develop Senior Housing Apartments and an Assisted Living Center for seniors on the north side of State Route 188 across from Pontius Road, in an area zoned SU, Special Use District.

William Andrews of Andrews Architects was sworn in and stated the assisted living facility in the front and to the rear is the two story independent living facility. We were here in May for Preliminary Approval to move forward. At that time the commission may recall that we showed on the site plan the building to the front which is the assisted living facility, but at that time we showed a series of cottages around the campus as the independent living. Chancellor Health Partners shortly after that presentation realized their two-story building at their facility down on the Ohio River in Proctorville was very popular. They completed that campus with the same assisted living and the same two story building we are proposing. What they can do in the two story building that is difficult to accomplish in the cottage concept is getting interaction of the residents to participate in activities and socializing. The ownership of Chancellor Health decided they need to do the right thing for the residents they would like to attract to this campus. They are asking to modify that site plan and for your consideration for approval this evening. When we met last time between the assisted living, which was 60 private rooms and the cottages were 20 units for a total of 80. You are now looking at 50 for the assisted living private rooms and 28 apartments in the independent living. That puts us at 78, so we are two less than the original proposal. The assisted living that you can't really see from the rendering because it is to the back of the building between it and the independent living building is a 1,500 square foot component of the facility that will have physical therapy and certain medical facilities provided by Berger Hospital. We are working out the details with the hospital for exactly what the services are. Occupational Therapy, Physical Therapy, Speech Therapy along with Gerontologist and Dieticians and others that can come into the campus and work with the residents. This would be a small satellite for some folks that might live near the area also.

Bob McCrady stated the two story units, will they be up and down apartments or apartment downstairs and upstairs?

William Andrews stated the apartment downstairs you have the choice of that and they have small patios or you can take an elevator/stairway to the second floor and those apartments have a balcony.

Terry Leasure stated is this based on income?

Scott Clifton replied self-pay.

Bill Andrews stated it is all private pay. It not a subsidized program. Obviously someone would have to have a certain means to afford to live there.

Don McIlroy stated the administration of the city has been working with Chancellor Health and the owner for over a year now on this project. I am so excited to have you coming into our community. He is one of the most genuine men I have ever met. Looking at his other projects in the State of Ohio is state of the art. We have an

aging community, we need facilities like this. I'm very pleased Mr. Vincent has chosen Circleville. This will bring in 48 to 50 new employees. This is something we need. Mr. Vincent wants to be a part of this community.

John Ankrom stated this project hasn't been without its battles. They have revolved around access to the property. Clifton Estates had a preliminary plan that was laid out for it. It involved three access points off State Route 188. One of which has been developed and one of which goes into the condo area. When Roger came in and wanted to pop this development down in the 10 acre piece right opposite of Pontius Road it gave us some pause because it would negate the way that Pontius Road could be extended through the Clifton Property in accordance with the Master Plan. We felt it was important to preserve the possibility of extending Pontius Road onto the property. Roger Vincent wants the ingress/egress opposite the current Pontius Road, but our intention as the city is to move that intersection to the north to align it better with State Route 188 and widen the road to increase safety as you move towards the park entrance. Even with this development to preserve the possibility of extending Pontius Road onto the Clifton Property. With Roger's laser vision it was a little hard to shake him off dead center on the entrance/exit coming in off State Route 188. I worked with Al Kazwell and I thought we made a decent arrangement. Roger maybe didn't think so. My recommendation is that assuming our project moves forward to realign Pontius Road with State Route 188. Instead of the ingress/egress coming off State Route 188 which would be in the middle of the turn lanes, widen a section of State Route 188. We would introduce a left hand turn lane on State Route 188. His entrance shifts to the north and comes in off the future Pontius Road. They put up an exhibit that is different than the one you see in front of you. Option B. shows how that entrance could be reshaped. The hatched area on the north would be in line with the Pontius Road curvature that T's into State Route 188. Instead of his entrance coming in here, he would come in here and come down and front that way. My understanding is that Roger is onboard if our Pontius Road Project moves forward and we realign that intersection. He is on board with Option B as far as entering his property.

Bob McCrady asked if the road circled the whole perimeter of the building.

John Ankrom replied no. You come up and make a left turn. You make a turn into his property then you can circle on the property.

Bob McCrady stated I thought you said last time that they need two means of an ingress/egress.

John Ankrom stated correct, there is. McCormick Avenue originally in the preliminary plan would have come on over to the extended Pontius Road. His project will interrupt that. There is a concern that now falls back on Scott. How do we terminate McCormick Avenue other than dead end it. A good example would be Meadow Drive that goes back along Walnut Creek Pike. You go all the way back and you can't turn around, the road just dead ends into a field. There will be no cul-de-sac, bulge or T to turn around. That piece needs to be resolved to some satisfaction. There will be an emergency access point at the end of McCormick Ave that will be developed and come up on to the Chancellor Health Property to allow a second means of egress for safety vehicles. My suggestion is we have to accommodate a person that gets back in there to give them the ability to turn around.

Bob McCrady stated why wouldn't you put in a cul-de-sac?

John Ankrom stated I'm not seeing that, we have discussed it.

Scott Clifton stated we talked about taking asphalt up to that road. This would not be for pedestrian traffic. There is a cul-de-sac 500' before you get to that. Currently there is only two houses beyond that, technically there could be five houses there before you get to the dead end. I talked to a few of the people and they like the dead end because the kids play there. There is no reason to get back there unless you live there. We could always put these rubber reflective barriers down and a fire truck can run right over those. They can be driven over, it's just not for everyday traffic. I don't think the people living there want people coming back there because there is no reason to. School buses can turn around in the cul-de-sac there now.

Marsha Griebel Graham commented that they have the same thing on Eastwood Drive, it just dead ends.

Scott Clifton stated it doesn't just dead end. This can be driven through it's just not for public traffic.

John Ankrom stated Eastwood Drive could be extended. Meadow Brooke is another that dead ends into a field. If this development goes in, it will never be extended. We have to recognize that fact and what are we willing to accept.

Don McIlroy stated what happens if we decide not to do Pontius Road?

John Ankrom stated if we don't, we don't widen State Route 188. I don't see any reason why he can't come in and off State Route 188 as he originally planned.

Al Sedlak asked what the city's timetable is.

John Ankrom stated we have an ordinance passed by Council and an application to be submitted in October for OPWC Funding to do this project in 2016. Their time table puts this project at completion October 2016. These projects could run simultaneous.

Bob McCrady stated if he has to move his driveway back here where is Pontius Road in relationship to there?

John Ankrom stated right across from it.

Bob McCrady stated that isn't a good idea because it comes in as a Y.

John Ankrom stated that is better than being offset.

Scott Clifton stated how does Rick Collins get out of his house when that road disappears in front of his house?

John Ankrom replied that has to be worked out. I've discussed that with Rick. What will probably happen is the existing Pontius Road will stay in to Rick's driveway, but he will have to go back out to make a U turn.

William Andrews stated I would like to go back to the timeline and the City's intent to apply for the grant funding for the relocation of Pontius Road with State Route 188. It is hopeful your grant is awarded, that confirmation is in March. Would the city entertain the thought of getting some engineering started sooner than later so the work can be let out for public bid. With the spirit of cooperation of trying to get the work done through the summer next year so it's all tied back in the fall in time for the grand opening of this project. That is our best wishes for that to happen. We are struggling with the access out of the Chancellor property

into this set aside that Scott is willing to do for a seven foot right-of-way is the need to get the curb cut out into what is this hatched area is suggesting is a public road that is needed. This is a thought you might want to consider as a suggestion. It is in cooperation with moving in the best interest of the City and for Chancellor Health Partners if we think that March of next year. We hear from the funding source for the grant, yes or no, that becomes the trigger whether the entrance should be over here or remain here. If we were not successful with the funding why bring in an entrance and create this situation which hasn't improved the safety issue. We would like to suggest the willingness to work with the city planning staff to develop a plan of action with the city to move forward with our proposal that would have that understanding that we wouldn't collectively commit to which curb cut we are going to do. Let's assume it's an awarded grant and we can say we can handle that little piece of construction during that next six months. If you don't get awarded the grant, the Chancellor Health entrance the better alignment is right there. We weren't able to preview that with you before this meeting. Al Kazwell believes that we can defer that curb cut until then. The challenge would be this piece here. John shared the city's thinking on the realignment of Pontius Road is get it to State Route 188 and you do this ceremonial piece off the top within the right of way. That still doesn't let Chancellor Health get to it without crossing land they don't own. We're pie in the sky thinking, does the application take into consideration that?

John Ankrom stated that can't be built any cheaper than when the city does the intersection work. When the city is mobilized to do the intersection work is as cheap as the road will ever be constructed. City Council has told me that I'm not spending any public money beyond the right-of-way line. I am willing to include that piece as my public project, but with Clifton or Vincent dollars or a combination thereof. What you are gaining is the mobilization of all our construction crews on site and the cheapness of that.

Mr. Andrews replied at prevailing wages.

John Ankrom replied yes at prevailing wage and I still believe that to be cheaper than doing private.

Mr. Andrews stated this has been a rolling discussion. The location here and the importance of this and the understanding your grant application is met favorably. Not knowing how it will go we were hoping tonight that the commission will entertain allowing the city officials to work out those details of what that design will be. Depending on the outcome of the grant we would be willing to defer that work either here or here until that is known.

John Ankrom stated the applications get scored in December. The results are announced January or February.

Mr. Andrews stated we would like to have record of the understanding that the applicant is more than willing to work with city officials on how to structure that. So that we have that moment in time when the applicant will know they need to complete it here or at this point.

John Ankrom stated from a site prep standpoint is what you would be doing if you broke ground in September. Your thrust would be to get your foundations in the ground and slab on grade, but you would hold off on any entrance feature until after the beginning of the year.

Bill Andrews stated yes, the curb cut would be deferred until collectively we heard the results of the grant application. We know late fall things shut down and it gets tough to get things done until spring.

John Ankrom stated is your construction entrance where that gravel drive comes out of McCormick Ave?

Mr. Andrews stated to start. It is a gravel road and will eventually be a part of Chancellor Property. That would then go away and be dressed up. Part of our commitment is the multi-use trail in the public right-of-way.

John Ankrom stated Scott, are you opposed if that little stub which is 130' of street could be built to city specifications and dedicated to the city after it is developed? It becomes public road and we maintain it back to the 130' point.

Scott Clifton stated if we don't have to spend a lot of money putting in that cul-de-sac that was thrown out earlier we could probably take some of that and do something with that road and utilize that area. I can't do both, because at that point it's not feasible. If we can leave McCormick Ave in a way we can get emergency vehicles through there. It would be a dead end at McCormick Ave, I know you don't want that. The other area Roger and I can work out. I don't want this to be a stopping point for this. We need this facility in Circleville. We will work it out.

Bob McCrady stated they said if the grant doesn't get approved they are talking about moving it back to Pontius Road. Do you think that is more dangerous than putting it up there? You have one road coming in perpendicular and another at an intersection.

John Ankrom stated normally you want to align roads opposite of each other. Our code has it within 150' an offset of at least that. This offset is about 250'. If Pontius Road doesn't get changed I would defer it to an engineering firm to make that call.

Mr. Andrews stated it's not that we are deferring a tough decision to later on. I believe this issue warrants the ability for this body to respond to a possible realignment. Come first of the year and it's not funded you will know why. There would be a clear understanding if you are funded that will not be constructed and that will come over and this will happen.

Al Sedlak stated if the funding doesn't come through and Pontius Road stays where it is. Is there a possibility of a traffic light there?

John Ankrom stated we would have to have a study done. Brookhill Lane at Route 22 didn't warrant a light, but the school wanted it. That traffic count would be higher than at Route 188. We have the assisted living facility and the apartment building, are we thinking about additional cottages?

Bill Andrews stated there is room on the corners for that. It will be a market driven matter.

John Ankrom stated are there any concerns of adding those later?

Bill Andrews stated we would come back before this board to discuss it.

John Ankrom stated we want you to be able to maximize the potential of that property. We want to encourage a successful development.

Bob McCrady motioned to approve, seconded by Mike Combs. VOTE ON MOTION: BOB MCCRADY, YEA; AL SEDLAK, YEA; DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA. 7 YEAS, 0 NAYS, MOTION CARRIED.

Mike Combs motioned to adjourn, seconded by Marsha Griebel Graham. Motion carried.

DRAFT