

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

Wednesday, September 2, 2015

MINUTES

Members Present

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

Visitors Present

Sharon Schall
Cindy and Rob Caplinger
Tom Spring

Chairman Al Sedlak called the meeting to order at approximately 6:10 p.m.

The first item on the agenda was approval of the August Meeting Minutes. Terry Leasure motioned to approve the minutes as submitted, seconded by Marsha Griebel Graham. All in favor, motion carried.

The next item on the agenda was requested by Robert Caplinger, 314 South Pickaway Street, to construct a 36' x 26' detached garage located to the rear of the home. The location of the garage needs approved by the Planning and Zoning Commission due to being located in the Downtown Business District.

Robert Caplinger was sworn in and stated we would like to improve our property by removing the existing garage and building a new one. The current garage sits right on the corner of the alley which makes it a tight curve to turn. Our garage has been hit several times and the foundation is bad. We feel we will be adding value to our home by constructing the new garage. We also have several vehicles we would like to have contained under roof to keep them safe.

Al Sedlak asked if they would enter the garage from Pickaway Street or the alley.

Mr. Caplinger replied the alley to the south.

John Ankrom stated when will the existing garage come down?

Mr. Caplinger stated soon after the construction of the new garage is done. I have a Harley Davidson I need to keep sheltered. It should be down by December 1st.

John Ankrom stated you are only going off the alley by 18'. You might want to go back a little bit so you don't find yourself being jammed in.

John Ankrom asked if this was one lot.

Cindy Caplinger replied one and one half lots.

Marsha Griebel Graham asked if it was one tax parcel.

Mrs. Caplinger replied yes.

Robert Caplinger stated he also had an F1 Dually.

John Ankrom stated if it's parked in the driveway it's probably going to stick out into the alley.

Terry Leasure stated you have room to move the garage back. You want to make sure you do it right.

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

The next item on the agenda was Councilman Tom Spring to discuss council's proposed legislation for a Landmark Commission and a Board of Zoning Appeals.

Tom Spring stated Council has a list of goals that they come up with at the beginning of each year. Two of those goals were to explore the idea of adopting a Board of Zoning Appeals and a Landmark Commission.

Attached to these minutes is the power point presentation Mr. Spring used to address the board.

John Ankrom stated why would they want an Appeals Board when we have only had one appeal in 20 years?

Tom Spring replied they also hear Conditional Use requests. It also gives more code enforcement power.

That concluded the agenda items.

John Ankrom stated with the revisions of the Zoning Code we took out the required fencing around pools. We added that the construction of the pool would require a Building Permit to be issued prior to us issuing a Zoning Permit. The Building Department follows the State Building Code. The idea was whatever height of fence the State required is what it would be. It wasn't until this week that we found out that the Building Department doesn't review pools, only the electric serving the pools.

We really need to get an amendment together to require fencing around pools.

All members agreed this needs to be done.

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