



**Planning and Zoning - Minutes
Wednesday, October 02, 2013**

CITY OF CIRCLEVILLE
PLANNING AND ZONING COMMISSION
104 EAST FRANKLIN STREET
CIRCLEVILLE, OH 43113
(740) 477-8224
October 2, 2013
Meeting Minutes
City Hall Council Chambers

Members Present

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

Visitors Present

Kevin & Kelley Smith
Tom Spring
Chad Conley
Richard Walters

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

The first item on the agenda was approval of September's 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 Variance #25-13, as requested by Daniel and Danielle Smith, 839 South Scioto Street, to construct a 12' x 24' addition to the rear of 216 Harrison Street and to vary the rear yard setback from 30' to 17', in an area zoned R-5, Two-Family Residential District.

John Ankrom stated he will need to abstain from voting on Variance #25-13; his firm prepared the drawings Mr. Smith submitted.

Chad Conley of Ankrom Architects was sworn in and stated he would be representing Mr. Smith tonight who is not present.

Chad Conley stated this is a small old house Mr. Smith is renovating and he wants to add the 12' deep x 24' wide addition.

Al Sedlak stated it appears the house has been gutted. Is the fence in the back on the lot line?

Chad Conley stated the lot has not been surveyed. They will have 17' to 18' from the back of the proposed addition to the fence.

Don McIlroy motioned to approve, seconded by Terry Leasure. VOTE ON MOTION: AL SEDLAK, YEA; DON MCILROY, YEA; MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, ABSTAIN; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, ABSENT. 5 YEAS, 0 NAYS AND 1 ABSTENTION. MOTION CARRIED.

The next item on the agenda was Variance #26-13, as requested by Kevin and Kelley Smith, 381 East Franklin Street, to construct a 36' x 27' garage and to vary both side yard setbacks for an accessory structure from 3' to 1.5', in an area zoned R-4, Historic Neighborhood Single-Family Residential District.

Kevin Smith was sworn in and stated the old building that was there caught fire and had to be torn down. The original building was offset to one side; we want to center the proposed building. Our property is only 30' wide, leaving only 1.5' per side. Can the concrete go the full width of the property?

John Ankrom stated yes, I am not sure how detail wise you would work that out. You would have to get up a form board somehow. Does your neighbor have a fence?

Mr. Smith stated we put up a chain link fence down both property lines.

John Ankrom stated you will need to work with your neighbors.

Mr. Smith stated we plan to put a garage door on each end of the building so we can walk through it.

John Ankrom stated you will only have 1.5' on each side, you could consider 1' on one side and 2' on the other. This would give you more room to walk down one side.

Mr. McIlroy stated what size was the original structure?

Mr. Smith replied 24' x 20', I believe. It was a garage with a lean-to.

Al Sedlak stated from the center of the alley how far will the garage be from it?

Mr. Smith stated 17'. There is to be a 3' setback, but we will actually have 5'.

Mrs. Smith stated she told us to measure 10.5' from the center of the alley. That took us 5' from our grass and then we are going another 3' from that. We will be 8' from where the grass is.

Mr. Smith stated it ended up being 17' from the center of the alley to the proposed garage.

John Ankrom stated it appears it will line up with your neighbors garages.

Mr. Smith stated would it matter if we move it toward the house more if we need to make

room for the apron?

John Ankrom stated it isn't a problem for you to move it more toward your house; you just couldn't go any closer to the alley. By moving it back more you lessen the slope on your apron.

Valerie Goeller stated we had correspondence from two different neighbors. Mike Griffith sent a fax stating he is fine with their request. Mr. Henson called and stated he had concern that the alley is very narrow and there are a lot of kids that play in the alley.

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

The next item on the agenda was Conditional Use Permit #5-13, as requested by Circleville City Schools, to construct a 14,400 sq. ft. Field House to include a parking lot at 388 Clark Drive, in an area zoned SU, Special Use District.

Al Sedlak reminded that the P&Z Commission has already approved a Conditional Use Permit for the development of the Circleville City Schools and that this is an additional development to this plan which requires the same approval. I believe the plan the school has attached to their application is a detailed drawing that meets all of the criteria for a development plan.

Chad Conley of Ankrom Architect stated there is also a 48' x 120' building along with the 120' x 120'. This is in addition to the 14,400 sq. ft. field house.

Al Sedlak stated I have no problem with them amending their application.

Chad Conley stated originally we had anticipated a larger building approximately 200' x 120' due to cost it was going to be too much at first. With the additional 48' x 120' a separate group along with the Circleville Athletic Boosters have come back and said we will raise the money for this space for primary use of it. It was a lot less expensive to do the 48' x 120' then to add on another 80' to the main structure.

Al Sedlak stated do you want to amend your application to include the 48' x 120' building?

Chad Conley stated yes, I would like to amend our application. These buildings are for the Athletic Department. The locker rooms in the new school aren't large enough to house the football team. The Athletic Booster Club wants to raise money to build the field house that will allow for additional locker rooms and an enclosed area for practice area for all the different sport teams. It will also be large enough to accommodate the Band Boosters. The color and brick will match the existing campus structures.

Al Sedlak stated will the larger building be the field house?

Mr. Conley replied yes.

Al Sedlak stated what will the 48' x 120' building be used for?

Mr. Conley stated for wrestlers and additional storage. The locker rooms will be in the

field house.

Al Sedlak stated there are 39 parking spaces that will be adjacent to the field house. We have discussed this before; there is additional parking within the near vicinity. About how many additional parking spaces will be available for events at the field house?

Mr. Conley stated on top of the 39 parking spots you have the elementary school that is the closest which is to the north. To the south of the building there is area for possible additional parking in the future. There is also a grassy area that currently has a drive thru there now that goes back to the garage that remains.

Don McIlroy stated when you look at Tiger Drive you can see the field house to the north. Just to the south of there is some parking, how far is that?

Mr. Conley replied I am not sure. Between all the schools there will be plenty of parking. It might not be right up against the building, but within a short walking distance.

John Ankrom stated this is in the approximate area of where the Walter's farm house was and the garage that is still standing on the property is noted on the drawing. It is located to the south of the new tennis courts.

Don McIlroy stated will this be used for storage?

John Ankrom stated they plan to use it for maintenance activities.

Al Sedlak stated the development plan for the Conditional Use has to meet certain criteria (read Section 12.02.07 Development Plan of the Zoning Ordinance.) I believe what they have submitted complies and meets the criteria. If anyone feels this does not meet the criteria, please address this now.

Terry Leasure motioned to approve as amended, seconded by Mike Combs. VOTE ON MOTION: MIKE COMBS, YEA; TERRY LEASURE, YEA; JOHN ANKROM, ABSTAIN; MARSHA GRIEBEL GRAHAM, YEA; AL SEDLAK, YEA; DON MCILROY, YEA. 5 YEAS, 0 NAYS, 1 ABSTENTION. MOTION CARRIED.

Al Sedlak stated he had received an email from City Council President David Crawford. He has offered the use of Council's bench to sit for the meetings because it offers more safety. All members agreed they like the informal seating and prefer to keep it the same.

Tom Spring stated City Council has received an inquiry from the city schools as to whether the city has an interest in purchasing Atwater Elementary School. Council discussed it last night under New Business as to potential use. One of the things I mentioned was it would be nice to get feedback from the P&Z Commission and Park Board. I met with Park Board earlier today and shared what we discussed. I took a look at the City's Comprehensive Plan. The 1998 plan states based on the National Recreation Park Standards the City has no neighborhood parks, no school parks, and no designated natural resource area preserves/greenways. They go on to say based on National Standards neighborhood parks should be one to two acres per thousand people. They list the City of Circleville as zero acres. They recommend the facility rate for 2015 should be 14 to 28 acres for neighborhood parks. It was brought up at Park Board tonight that there is a neighborhood park in Garden City. The Edsall's say since there are no neighborhood parks this could be accomplished by partnering with the schools. They also mention school parks. Circleville needs to expand partnerships with the schools to better utilize school facilities to better the

citizens and neighborhoods. The Long Range Plan and Map calls for Atwater School to be a park/recreation/open space. It would be nice for council to get some feedback from the planners and the citizens who live around the school facilities. The Mayor has been out front on reusing Evert's Middle School. At Long Range we have even discussed putting an aquatic center at Everts. This would resolve the Ted Lewis Pool problem.

John, Don and I went to the School Board Meeting last month and they talked in favor of the South Court Street Connector Project. I said wouldn't this be a great opportunity for the School Board and the City to partner in the planning of the future for that whole area? Each has an economic stake in it. The Schools have a right to sell their properties; they just have more procedures to do so. The planning, platting and zoning land use authority rests with the City of Circleville. The Comprehensive Plan calls for park/open space, what makes the best optimal use of these properties and how can we make these decisions in the best interest of our neighborhoods and community as a whole?

Don McIlroy stated Tom, after you left my office today; I also pulled out the Edsall Report. I was reading the same thing you quoted on the school facility. What I got out of that is the schools should make use of their existing recreation facilities to the public. If they have a playground, they should make that available to the public. We thought a suggestion should come from my office to the school board to have an open session with the neighbors surrounding Atwater School. We would do this in conjunction with the Park Board, P&Z, City Council and the school. I have a call into David Crawford and have not heard back from him yet.

John Ankrom stated next summer those schools will go on the auction block. The money they get from the sale of the schools goes back into the school facility. They have talked about a \$1.00 sale of Everts, but I am not so sure they would be willing to do that for South Court Street and Atwater.

Don McIlroy stated currently the schools are zoned Special Use. We requested them to rezone that to commercial and they will start that process soon. There has been no discussion from the city regarding Atwater. There needs to be some dialog. I believe an assessment has been completed on South Court Street School.

John Ankrom stated Atwater School is surrounded by Residential Two and Three. You can't just zone it General Business because there isn't a commercial district contiguous to the school property. It would have to remain an allowable use as it is currently zoned Special Use or rezone it to Residential Two or Three.

Al Sedlak stated what Tom talked about earlier, the public using the schools playgrounds that will go away. I would assume they will build one at the new elementary school and the others will be taken down.

Tom Spring stated if that building is over 50 years old it could be eligible for the National Register of Historic Spaces. The owner could potentially apply for Federal and State Rehabilitation Tax Credits up to 45%. I understand this can take over five years. If the taxes aren't sufficient to cover the credits the State will actually issue a check. They take applications twice a year and they try to spread the money out throughout the state so not just large cities are getting them.

John Ankrom motioned to adjourn, seconded by Terry Leasure. All in favor, meeting adjourned.