

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

Wednesday, November 7, 2018
City Hall Council Chambers

MEETING MINUTES

Members Present

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

Visitors Present

Larry Pennington
Lyn & Gary Gartin

Chairman Al Sedlak called the meeting to order at 6:05 p.m.

The first item on agenda is to approve the October 3, 2018 meeting minutes. There was one error. First page Mr. Logan should be Mr. Sedlak. Mike Combs made a motion to approve the minutes, seconded by Terry Leasure. Motion carried.

Mr. Sedlak stated there was one item on the agenda.

VARIANCE #8-18 as requested by Larry Pennington, 173 Fairview Blvd, Circleville, OH 43113 for variance on all four sides of pool (reduce 10' required to 6.5' on two sides and 7' on two others).

Mr. Pennington was sworn in.

Larry Pennington explained he was basically asking for a variance to fit in a swimming pool behind his garage.

Mr. Sedlak inquired if he had enough room to put a pool in and what the size of the pool would be.

Mr. Pennington stated he would have enough room. The pool is 15'x 30' above ground pool. He explained this was his fiancée's idea. Her first request was for a bigger pool, but after discussions with the Zoning Department for the City of Circleville, she has agreed to go with a smaller one. He explained that he is also wanting to put a deck between the garage and the pool and some sort of privacy fence around the pool. There is a fence around the entire yard, but she is wanting a privacy fence around the pool and deck also.

Mr. Sherman stated the application did not include the deck.

Mr. Pennington stated he could re-apply for the deck permit. He will not be starting the project until spring 2019.

Mr. Sherman stated that the fence was included but the deck was not.

Mr. Sedlak inquired about where the deck would be located.

Mr. Pennington stated the deck would go in between the garage and the pool.

Mr. Leasure inquired once the deck is up, how far the pool will be from the garage and the side property lines.

Mr. Pennington explained the deck will go up to the garage and out to the pool. It will fill in the area between garage and pool.

Mr. Sherman stated he had two items to point out. The 10' clearance around from any building on the property line was put into the code for safety. The size of the pool has been reduced significantly, but a variance is self-created because a 10' x 20' will fit with no variances.

Mr. McIlroy asked how he could get passed the safety issue of 10' clearance that is required. There is a small apartment complex where children live. Someone could stand on that fence and jump into your pool. With the ten feet clearance, they would not be able to jump fence into pool.

Mr. Pennington stated his intention is to build a privacy fence around the pool, maybe 10' for privacy. There is already one fence around the entire property that is 4' chain link. The new fence will go around the pool only to the deck. He stated his insurance is also concerned with the clearance and liability but he doing his best to address it with the privacy fence.

Mr. Sherman stated the height of the fence cannot exceed 6'.

Don McIlroy asked if a 10' x 20' pool was out of the question.

Mr. Pennington stated that would have to be discussed with her.

Mr. Sherman stated that since we had incomplete information and some of the information is not shown, he would suggest this be tabled or ask that he withdraw and re-submit with better drawings and better information. He stated he would help them sketch a better drawing to show where everything will be and give them some pointers.

Mr. Pennington stated he is fine with that since he would not start the project until spring 2019.

Mr. Sedlak stated we would just use the same application but add a better drawing.

Al Sedlak inquired if we had received anything from any of the neighbors.

Brenda Short stated letters were mailed, but to date nothing has been received.

Mr. and Mrs. Gartin were in the audience and stated they are neighbors and have no issues with his request. They are on the corner at 250 and 244 also. They would be the neighbor most impacted by it and have no issues.

Marsha Griebel Graham made a motion to table this item until more information is provided and Don Sherman seconded the motion. The motion carried.

Don McIlroy made a motion to adjourn and Dorcas Morrow seconded. Meeting was adjourned at 6:20 p.m.

Submitted by Brenda Short