

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

Wednesday, June 4, 2014
City Hall Council Chambers

MEETING MINUTES

Members Present

Al Sedlak
Mike Combs
John Ankrom
Marsha Griebel Graham
Bob McCrady

Visitors Present

Sue Lumley
Justen Scalf
Shelley Walzak
Betty Dubois
Bob & Marilyn Johnson
Paul Johnson
Craig Stevenson

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

The first item on the agenda was approval of May Meeting Minutes.

Al Sedlak stated on page 13, the six paragraph, fourth sentence, where I stated: *That is why they have **Zoning** Restrictions.* It should actually read: That is why they have **Subdivision** Restrictions.

With the above noted correction, Bob McCrady motioned to approve, seconded by Marsha Griebel Graham. All in favor, motion carried.

The second item on the agenda was Conditional Use Permit #3-14, as requested by Sue Lumley, Exploring Life, 480 Lancaster Pike, Apt. 27, to conduct a home occupation consisting of online catalogs, buying and selling products, in an area zoned AR, Apartment Residential District.

Sue Lumley was sworn in and discussed her proposal for a 25 square foot office area in her apartment. The business would not receive deliveries or generate any foot traffic.

Al Sedlak stated if you move to another location, you will need to reapply. Your approval is only for 480 Lancaster Pike, Apartment 27.

Marsha Griebel Graham motioned to approve, seconded by Bob McCrady. VOTE ON MOTION: AL SEDLAK, YEA; MIKE COMBS, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA. 5 YEAS, 0 NAYS, (MCILROY & LEASURE – ABSENT) MOTION CARRIED.

The next item on attend agenda was Variance #4-14, as requested by John Scalf, Onestop Signs, 2502 State Route 131, Goshen, Ohio, for Dollar General, 1211 North Court Street, to install one 4' x 8', two sided, freestanding sign and one, 1.5' x 18.67', wall sign and to vary the maximum square footage allowed for signs from 70 square feet to 92 square feet, in an area zoned GB, General Business District.

Justen Scalf of Onestop Signs was sworn in and discussed the sign proposal for Dollar General. The sign package is less square footage than what is typical for a Dollar General Store. The proposal for this site is in keeping of the character of the neighborhood.

Bob McCrady motioned to approve as requested, seconded by Mike Combs. VOTE ON MOTION: MIKE COMBS, YEA; JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA. 5 YEAS, 0 NAYS, MOTION CARRIED.

The next item on the agenda was a Lot Split, as requested by Four J Properties, Inc., P.O. Box 657, Circleville, to split property located on the west side of Pickaway Street, south of Beverly Road and north of Johnson Drive, in an area zoned R-3, Single Family Residential District.

Paul Johnson of Four J Properties was sworn in and discussed their proposal. They are proposing to split the parcel into three lots. The existing house will sit on a lot, there will be a vacant lot in the middle, and to the far south a house will be built. The home being built on the lot to the furthest south will have its driveway coming out on to Pickaway Street. The new undeveloped lots will be very close to being the same size.

John Ankrom stated you will need to construct sidewalk across Johnson Drive and across the south lot being proposed for a new single family residence.

Al Sedlak stated if homes would ever be constructed along Johnson Drive, Johnson Drive will need to be improved. Currently that road is gravel, an unimproved dedicated road to the City. When the middle lot is developed the driveway will need to come out on to Pickaway Street from the far south of the lot.

Paul Johnson stated he will coordinate the driveways through the Public Service Department when that time comes.

John Ankrom motioned to approve with the stipulation when Lot 2 (center lot) is developed the driveway will be constructed to the far south of the lot and that public sidewalk will be required across Johnson Drive and along the new lots when developed, seconded by Bob McCrady. VOTE ON MOTION: JOHN ANKROM, YEA; MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA; MIKE COMBS, YEA. 5 YEAS, 0 NAYS, MOTION CARRIED.

The last item on the agenda was a request for Annexation, by IRG Circleville, LLC., and US 23 Circleville, LLC., 360 East Highland Road, Macedonia, Ohio 44056 to annex 87.711 acres of land, located in Circleville Township, on the east side of Route 23, immediately north of Logan Elm Village.

Shelley Walzak of IRG was sworn in and stated the annexation is part of the overall development plan for the property. Once the property is annexed they will move forward with submitting a preliminary plan.

Marsha Griebel Graham motioned to approve, seconded by Bob McCrady. VOTE ON MOTION: MARSHA GRIEBEL GRAHAM, YEA; BOB MCCRADY, YEA; AL SEDLAK, YEA; MIKE COMBS, YEA; JOHN ANKROM, YEA. 5 YEAS, 0 NAYS, MOTION CARRIED.

Mike Combs motioned to adjourn, seconded by John Ankrom. All in favor, meeting adjourned.