

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

City Hall Council Chambers
Wednesday, October 5, 2016
6:00 p.m.

AGENDA

PUBLIC HEARING 6 PM TO 6:20 PM

As requested by Now Investment Group, LLC, 8005 Maxtown Road, Westerville, Ohio 43082 for Vuong Vo and Diep Vo, 1711 Harrington Drive, Columbus, Ohio 43229 to rezone 23.122 acres of land, located east of North Pickaway Street between Stella Avenue and Havenwood Court and north of Hargus Creek, from R-2, Single Family Residential District to AR, Apartment Residential District.

PUBLIC HEARING 6:20 PM TO 6:40 PM

As requested by Craig Stevenson of Harral and Stevenson, 120 East Main Street, Ste A., Circleville for the Community United Methodist Church, 120 North Pickaway Street, Circleville to rezone property located south of Watt Street between North Pickaway Street and East Boundary Alley and north of East Main Street, from R-5, Two Family Residential District and DB, Downtown Business District to SU, Special Use District.

Adjournment of Public Hearing

Regular Meeting to Convene

Vote to approve August Meeting Minutes.

Vote on a recommendation to forward to City Council on Now Investment Group's rezoning request for Vuong and Diep Vo.

Vote on a recommendation to forward to City Council on Craig Stevenson's rezoning request for Community United Methodist Church.

Conditional Use Permit #9-16, as requested by Rocket VII, PO Box 370, Gallipolis, Ohio 45631 to install a 199.50 square foot, digital sign at 513 East Main Street, in an area zoned GB, General Business District.

Variance #12-16, as requested by Rocket VII, PO Box 370, Gallipolis, Ohio 45631 to install a 199.50 square foot, Off-Premises Digital Sign at 513 East Main Street and to vary the message changing intervals from no more frequent than once per 30 seconds to 8 seconds, the maximum height allowed from 15' to 32', and the minimum distance for a freestanding sign from the right-of-way line from 20' to 10', in an area zoned GB, General Business District.

Conditional Use Permit #10-16, as requested by the Kessler Sign Company, 2669 National Road, Zanesville, Ohio 43701 for Pickaway County Hands for Disabled, Inc. (Schieber Pharmacy), 212 Lancaster Pike, for approval of an existing $5.42' \times 8' = 43.33$ square foot, two sided, digital display sign, in an area zoned GB, General Business District.

Variance #13-16, as requested by the Kessler Sign Company, 2669 National Road, Zanesville, Ohio 43701 for Pickaway County Hands for Disabled, Inc. (Schieber Pharmacy), 212 Lancaster Pike, for approval of an existing $5.42' \times 8' = 43.33$ square foot, two sided, digital display sign and to vary maximum sign area allowed from 64 square feet to 110.66 square feet, the message changing intervals from no more frequent than once per 30 seconds to 10 seconds, and the minimum distance from a right-of-way line from 20' to 6.66, in an area zoned GB, General Business District.

Conditional Use Permit #11-16, as requested by the Pickaway County Visitors Bureau, 325 West Main Street, to install a $6.25' \times 6.4' = 41$ square foot, two sided, digital display sign, in an area zoned GB, General Business District.

Variance #14-16, as requested by the Pickaway County Visitors Bureau, 325 West Main Street, to install a $6.42' \times 6.4' = 41.09$ square foot, two sided, digital display sign and to vary the maximum sign area allowed from 100' to 130', the message changing intervals from no more frequent than once per 30 seconds to 5 seconds, and the minimum distance from the right-of-way line from 20' to 14', in an area zoned GB, General Business District.

Lot Split, as requested by John Farthing, 233 North Court Street, for the Saving Bank, 118 North Court Street, to split property located at 1410 North Court Street, in an area zoned GB, General Business District.