

CIRCLEVILLE BOARD OF ZONING APPEAL (BZA) MINUTES 7-10-2023

The Board of Zoning Appeals convened in City Council Chambers Monday July 10, 2023, at 7:00 pm. Roll call, Members present were Chair Ken Greene, Vice Chair Dennis Garlington, and Board members Connie Kelly, Kevin Driesbach; Misty Laxton. Linda Chancey and Melissa Burns, Clerks. Invited Guests were Zoning Inspector Hannah Wynne.

Ken Greene called the meeting to order at 7:04 pm.

Public Hearing: Speakers sworn in are:

1. Wayne Gray, 110 Highland Ave. PARS Board member
2. Leah Raymer, 111 Highland Ave. PARS Director and Applicant
3. Dina Thompson, 925 S. Washington St.
4. Tim Julian, 919 S. Washington St
5. Beth Mason, 950 S. Pickaway St.
6. Phillip Salyer, 225 Walnut St.
7. Betsy Tigre, 110 Highland Ave. Employee
8. Karen Jacobs, S. Washington St.
9. Roger Mace, 30775 Lake Logan Rd, Logan Oh. Hocking Hill Coffee Shop
10. Kip Nungester, 844 N. Court St Applicant and Business Owner

The BZA vote in the July 10, 2023, meeting minutes, the motion to approve the application was null and void because of the double negative of the vote. Green motioned to approve the July 10, 2023, minutes as to form, the (rest of the minutes) but not the vote. Garlington seconded. Motion carried.

2023-BZA-Similar Use Permit #3-23, Requested by Leah Raymer, Pickaway Area Recovery Service, 218 Logan St. Circleville, OH. Property to be used as a sober, safe, and healthy living environment. Residents will follow recovery housing Good Neighbor Policy. Proposed Use: Recovery Housing.

2023-BZA Similar Use Permit #4-23, Requested by Leah Raymer, Pickaway Area Recovery Service, 923 S. Washington St. Circleville, OH property to be used as a sober, safe, and healthy living environment. Residents will follow recovery housing Good Neighbor Policy. Proposed Use: Recovery Housing

Discussion:

Hannah Wynne (Staff Report) explained both applications are from PARS, and both are similar uses, a permit is required for this type of housing since it does not fall under any of the definitions that currently exist in the zoning codes. The proposed use does not match either definition because the Adult Family Home provides supervision, and the recovery house does not provide any services at all. No drugs or alcohol are allowed on the property. The only update is that PARS now owns the property before they did not.

Leah Raymer, PARS Director, explained the requirements for a person to enter recovery housing. Booklets were distributed that explains the program and the Good Neighbor Policy. Raymer addressed the speakers from the last BZA meeting questions. Drug and alcohol, all substance problems in this community need to be addressed and this program helps with those issues.

A summary of the questions

What kind of drug and alcohol issue are there, the recovery program addresses all drugs and alcohol issues.

What are the program standards that are set. The program features gaining employment and abide in the treatment plans, if not they are removed. There are four individuals on one property and six on the other property.

Who owns the property and decides the treatment and staffing? The individual decides their treatment plan. There will be staff in both homes. The success rate is 75% to 80% in the recovery housing and the program is through Ohio Recovery Housing branch from national level.

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The funding is through various grants and the ADAM Board. The goal is to decrease the risk in the neighborhoods to make the people accountable to the program.

The individuals come from different sources, court systems, or parolees or is self-referred. There is a screening process for the individual for violent or sexual history abuse and the length of the stay is according to the individual treatment program. The residents cook their own meals and keep the property clean. The security protocols are training drills and safety checks with emergency numbers are posted. The first 30 days they must do a buddy system and then venture out by themselves, but the individual must sign in or out and report where they are going, if not, they will be terminated by house rules. Cottage Hill recovery home was level one. The residents operated the house, however, the home sold because it could not pass Ohio Housing Accreditation And Standards. The recovery housing has had parole officers come to the recovery home, but no calls for police assistant has happened. The other home PARS owns are similar to the ones in Circleville and drug related.

Summary of Questions From Audience

1. Dina Thompson stated she has concerns about the recovery houses because she has grandchildren, and the house is next door. She provided a petition and asked to deny the recovery house to operate. What gender is going to be living there? Men or women? Parking issue?
2. Tim Julian asked if felons are part of the program. Raymer explained its going to be men in the houses, however the parking details have not been addressed yet... be a good neighbor and residents don't have cars. There will be a smoking area provided, but no recreation areas because the yard is not that big. The violent history we don't accept. Is the neighbor going to be notified if a felon is in the home. Raymer stated no notifications for felons in the homes is required.
3. Beth Mason stated her concerns are that her grandchildren, they will not be able to visit her home if that recovery home is approved.
4. Wayne Gray explained the program's good points and other homes have a good record. The concerns you have already exists and the men want to come there to improve their life and are clean.
5. Kay Jacobs concerns about rehabbing before the permit was approved. Purchasing the property from the owner was explained. There will only be men in the homes.
6. Phil Salyers asked about other properties. Raymer stated PARS did have housing on Collage Hill Lane, a level one, but was sold.
7. Besty Tigre explained all their recovery houses have cameras on the outside of the property.

Green closed the Public Hearing for board members to deliberate. The BZA board adjourned into the council clerk office for more discussion.

DELIBERATIONS (Was Made In private).

Green opened the BZA meeting into open session.

MOTION: Garlington motion to approve the #3-23 218 Logan St application similar use. Driesbach seconded. Roll call. (3- Yeas – 2 Nays -Kelly and Layon.) Motion carried. Application is approved.

2023-BZA-#-2023 Similar Use Permit #4-23, Requested by Leah Raymer, Pickaway Area Recovery Service, 923 S. Washington St. Circleville, OH. Property to be used as a sober, safe, and healthy living environment. Residents will follow recovery housing Good Neighbor Policy. Proposed Use: Recovery Housing.

DISCUSSION: Same discussion as in the #3-23

MOTION- ROLL CALL-VOTE: Garlington motioned to approve #4-23 application 923 S Washington St. Garlington seconded. Roll call. (3 Yes- 2 Nays. - Kelly and Laxton.) Motion carried.

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Change or Continuation of Non-Conforming Use #2-23 Requested by Kip Nungester, 844 North Court St Circleville, OH proposed use of property restaurant w/automobile-oriented uses.

DISCUSSION

Hannah explained the staff report, the applicant would like to have a drive-thru window with a coffee shop restaurant.

Kip Nungester explained the building use and the history of the building. The plan is to bring back the restaurant and have an ice cream shop with coffee shop and outdoor seating.

Roger Mace explained his plans and would like to work with the community for a restaurant. Also, have picnic tables.

Green asked about the drive thru. Nungester explained it's on the north wall back corner, concerns where the vehicle traffic egress Nungester explained the parking lot is bigger on one side than the other.

Garlington asked about the parking lot. Mace explained the parking lot is wider on one side than the other. Mace described his plan for investment into the property and product silver bridge coffee with customer service and the atmosphere.

Garlington asked will you need more permits for changes or is the zoning inspector satisfied with permits to make the changes. Nungester explained all the utilities will be upgraded and the parking lot is bigger than it looks. The key is to have a coffee shop and drive-thru. The insurance office will still be maintained and with a separate entrance.

Wynne explained the only reason for the application for BZA is the opening of a drive-thru.

MOTION-ROLL CALL- VOTE: Driesbach motioned to approve the variance #2-23 application as submitted. Kelly seconded. Roll call. (5 Yeas- 0 Nays). Motion carried.

Other Business. – none was business.

Driesbach motioned to adjourn the BZA meeting at 8:45 p.m., Greene seconded.

Respectfully submitted by

Linda Chancey Council Clerk