

City of Circleville
Planning and Zoning Commission
104 E. Franklin St.
Circleville, OH 43113
740-477-8224

Wednesday, December 6, 2023
City Council Chambers

Meeting Minutes

This is an overview of the minutes. Full digital recording is available on the City Website

Members Present: Dorcas Morrow, Beth Mason, Mike Combs, Dick Liston, Don McIlroy, Jim Stanley, Kim Frericks and Clerks Brenda Short and Suzanne Channell.

Suzanne Channell did the roll call. Everyone was present for the meeting.

Jim Stanley called the **Public Hearing** to order at 5:30 pm.

Zoning inspector Hannah Wynne did a presentation on changes to the Zoning Code Text. Changes made were table of contents, definition for canopy sign, residential uses in certain commercial districts, multi-unit dwellings in DB district, signs exempt from permits, projecting signs, window signs and correction to the name of St. Phillip's Church.

Hannah discussed an Amendment to the City of Circleville Zoning Map to include 2015 rezoning of the property owned by DK Wolfe Family Investments LLC, parcel# A0511430002600 from AG to LDR.

Motion to end Public Hearing was made by Kim Frericks and seconded by Dorcas Morrow. Public Hearing adjourned at 5:41 pm.

Jim Stanley opened regular scheduled Planning & Zoning meeting at 5:41 pm.

Suzanne Channell did the roll call. Everyone was present for the meeting.

Approval of minutes:

Beth Mason made a motion to approve meeting minutes from meeting on October 4, 2023. Mike Combs seconded motion. All in favor. Motion carried.

Hannah Wynne edited the agenda to include two additional parcels for the pre-application meeting. Those parcel #s are A0511150000189 & A0511150000190.

New Business:

Hannah introduced amendments to the City of Circleville Official Zoning Code Text. Changes made were table of contents, definition for canopy sign, residential uses in certain commercial districts, multi-unit dwellings in DB district, signs exempt from permits, projecting signs, window signs and correction to the name of St. Phillip's Church.

Motion was made by Don McIlroy to approve amendments, seconded by Dick Liston. All in favor. Motion carried.

Hannah discussed an Amendment to the City of Circleville Zoning Map to include 2015 rezoning of the property owned by DK Wolfe Family Investments LLC, parcel# A0511430002600 from AG to LDR.

Dorcas Morrow made a motion to move this forward to council, Mike Combs seconded. All in favor. Motion carried.

Other Business:

Preapplication meeting for a Planned Unit Development for Parcel #s A0511150000188, A0511150000189 & A0511150000190 located on Morris Road.

Gary Smith with G2 Design spoke preliminary about these properties. Property would have two parcels zoned as MRU and one zoned as NB. The intent is to construct 24 duplexes and 104 multi-family townhomes. Total acreage is 25 with 11 of those acres being green space.

Don McIlroy asked if this would connect Atwater Streets? Gary stated it would connect the streets.

Jim Stanley mentioned issues with homeless camps in the area. Gary stated they haven't gotten into that much detail but the HOA would be responsible for maintenance and care of the area.

Don McIlroy stated this would help with small business development. Jim stated there is enough green space for multi-use paths.

Hannah discussed making changes to the food truck permitting and the annexation agreement between the City of Circleville and Circleville Township.

Don McIlroy made a motion to adjourn the meeting, seconded by Beth Mason. All in favor. Meeting adjourned at 6:13 pm.