

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 2.26.24

The Board of Zoning Appeals convened in City Council Chambers Monday, February 26, 2024*, at 6:30 pm. Roll call. Members present: Chair Kevin Driesbach, Vice Chair Dennis Garlington, and Board members: Misty Laxton, Connie Kelly, Ken Green, and Alternate: Tonya Winfield. Clerk Linda Chancey. Invited Guests were Zoning Inspector Hannah Wynne, Tom Klitzka Council Liaison with Zack Brooks Tom Duvall, Council Members, Mayor Michelle Blanton, and Applicant Bryan Shonkwiler.

Kevin Driesbach called the meeting to order at 6:30 pm.

Green motioned to amend the agenda to delete the other two addresses on the agenda and only discuss 134 East Mound St. Garlington seconded. All Yeas

Kelly motioned to approve the 1.8.2024 minutes. Laxton seconded. All Yeas.

Speakers sworn -in:

1. Applicant Bryan Shonkwiler 20700 London Rd. Circleville, OH 43113
2. Alice Chester 9072 Broadway St, Stoutsville, OH
3. Rev. Marie Smith 346 Meadow Lane, Circleville, OH
4. Zander Smith, 346 Meadow lane, Circleville, OH
5. Rev. Nancy Dederer, 553 Willow Lane. Circleville, OH
6. Becky Stevens 725 Hawthorne Dr. Circleville, OH
7. Sherah Cherrington, 583 Northridge Road, Circleville, OH
8. Melissa Barnhart, 2842 Rt 22 West, Circleville, OH
9. Mark Dennison, 1256 Dunhurst St., Circleville, OH
10. Keller Murray, 99 Miller Ave, Ashville, OH
11. Jason Large, 2146 N. Court St, Circleville, OH
12. Nick Puritt, 18 Church St, Kingston, OH
13. Sam Wilson, 1046 Lynwood Ave. Circleville, OH
14. Richard Walter, 2402 Seyfert Ave, Circleville, OH

PUBLIC HEARING:

Wynne clarified ... There was a typo in the legal notice in the order of operations 9:00 pm to 9:00 am. **Variance #1-24** as requested by Bryan Shonkwiler for a temporary Men's Shelter, hours of operation 9 pm. - 9 am., at the following locations: 134 E Mound St, Parcel #A0530610001900, zoned DB, 436 E Ohio St., Parcel #A0540930003200, zoned TUR, or 131 W Harrison St, parcel #A0530770003201, zoned NB.

DISCUSSION:

Staff Notes - Per Wynne... "The applicant is requesting a variance from the permitted use in the Downtown Business District. The applicant is representing the men's shelter house that is currently located on N Court St outside of the city." Their current lease is up and are currently working on a more permanent location. This address is temporary use for tonight's meeting. Also to establish a timeline. Per the city codes a men's shelter is not permitted use in the downtown area, that's why it was denied.

Applicant Bryan Shonkwiler explained the current lease was not renewed. Shonkwiler is working with Wynne looking for property, but tonight, this is a temporary solution. The Presbyterian Church offers a large room in their facility, the room is not used and is separate from other rooms.

Correspondences regarding the men's shelter: two police reports and letter from Nathan Carder, CEO Brown Memorial is not in favor of men's shelter nearby because of the residents and employees at Brown Nursing Home and the Lutheran Church preschool/daycare nearby.

SPEAKERS.

1. Alice Chester Director of Hope House explained the process of operation when men are checking in an Info sheet distributed that explains in greater detail.

2. Jason Large spoke how this facility has changed his life, it is home for now, the shelter provides support. I am currently employed. Without support I would not be here but homeless.
3. Rev. Nancy Dederer, Pastor at Presbyterian Church, stated the Board of Trustees is supportive of a men's shelter and commitment with compassion and hospitality.
4. Keller Murray was homeless for a year and now has a home with their help.
5. Rev. Marie Smith, Community United Melodist Church, Partner with Presbyterian Church stated that the men join us for worship on Sunday morning.
6. Mark Dennison, Outreach Director CUM Church, stated the homeless is an issue in this community, some of the men do not have anyone advocating for them.
7. Sam Wilson, Please hear and help these men, the letter from Brown Memorial, the Hope House opened in 2018 and to my knowledge no physical attack at present location. There is a lack of housing.
8. Tom Duvall lives two blocks from the church, its controlled the people care.

DISCUSSION and QUESTIONS BY THE BOARD MEMBERS

Permanent location. Shonkwiler stated that he is working with Wynne regarding a long-term location, and we will come back with a good permanent fix, tonight is a temporary fix for one year out, however the church will need to agree with the one-year plan. Wynne is working in a permanent location that is allowed by the City. Needs extension of a timeline.

ORC Spot Zoning. The City does not want spot zoning but reviewing areas already zoned CF is a challenge.

Property owners in the area are not in favor of a men's shelter, where do the men go after 9:00 am. The men will be taken off site during the day and not at the church. The check-in time is 8:45 pm.

Safety concerns. Are the men any safer in the shelter or under a tree? Several motion detectors with alarms and additional cameras are installed for security with hallway security.

Clarify hours of time limit, any problems, night monitors. Several church staff members are helping with security cameras.

Screening process folders given to the men, application needs filled out, there is a soft background check, No BCI check.

Other locations need a permanent location but need grants to build. Another church has offered to help, but on a temporary basis.

Nonprofit? 501 3 C, license, and insurance? Yes, nonprofit status and insurance. The church has a policy covering this too.

BZA 2020 Mtg minutes review before the board votes tonight. The 2020 minutes were explained it was supposed to be a resource center and housing for daytime. The 2020 application had nothing to do with the current men's shelter. BZA 2020 minutes and the application had different uses.

MOTION-VOTE- ROLL CALL:

Laxton motioned to table this application until the 2020 BZA minutes can be reviewed. Motion failed for lack of second.

Green motioned to approve the application Variance #1-24 requested by Bryan Shonkwiler for a temporary Men's Shelter with a timeline, they are to come back in six months from March 1st. for updates from church and men's shelter and have an option to extend. Kelly seconded. Roll call. (4- Yeas – 1 Nays - Laxton.) Motion carried. Motion approved. Men's shelter will come back on the first of June. Wynne will discuss this with the men's shelter director regarding the date.

OTHER BUSINESS:

One Applications for March 11, 2024, meeting.

Laxton motioned to adjourn the BZA meeting at 7:14 p.m., Garlington seconded. Motion carried.

Respectfully submitted by: Linda Chancey, BZA Clerk.