

CIRCLEVILLE HISTORIC REVIEW BOARD (HRB) MINUTES 3/25/2024

Historic Review Board members convened in the City Hall Building on Monday, March 25, 2024, at 5:30 p.m. Present members: Chair Richie Verito, Jane Shaw, Richard Rhoades, Bill Adkins, and Clerk Melissa Burns. Excused member: Jessica Calder. Absent member: Paul Johnson. Invited guests: Hannah Wynne, the Zoning Inspector (ZI) and John Bialy.

Chair Richie Verito called the meeting to Order with Roll call at 5:30 p.m.

1. Approval of the HRB meeting minutes from Monday, February 12, 2024.
Rhoades motioned to approve the minutes. Shaw seconded. Motion carried.

2. New Business:

a) **CERTIFICATE OF CERTIFICATE OF APPROPRIATENESS #3-24**, Requested by Bialy Corp. Property address: 167 W. Main St., Circleville, Ohio, 43113. Parcel# A05-3-060-00-029-00. Property owner: Jon Bialy. Modify: Pave the vacant lot. This is in the Downtown Business District (DB) within Historic District Overlay (HD).

DISCUSSION: Bialy stated he would like to make a parking lot downtown that would be free parking for the community. Mr. Bialy acquired the property in 2018, through a foreclosure and the building was torn down. He tried to bring people in to Build to Suit and wasn't successful. He made a promise that if he couldn't bring tenants in to rebuild, he would pave it. He is now making good on his word and wants to blacktop the property. The project is estimated to cost about \$50,000 and will provide approximately 20 spaces of parking downtown.

Verito asked about the plans for beautification and Bialy stated he is open to suggestions but doesn't want to put in a knee wall because the property is not producing any revenue. He will revisit the beautification piece when he comes back to discuss 120 W. Main St. Circleville, Ohio 43113.

MOTION -ROLL CALL- VOTE

Rhoades motioned to approve COA #3-24 for the paving of the parking lot and to revisit the beautification when Mr. Bialy has a better idea of his plan. Adkins seconded. (5-Yeas, 0-Nays). Application #3-24 is Approved.

b) **APPROVED CERTIFICATE OF APPROPRIATENESS #4-24**, Requested by Bialy Corp. Property address: 120 W. Main St., Circleville, Ohio, 43113. Parcel# A05-1-001-00-024-00. Property owner: Jon Bialy. Modify: remove TII siding and determine next steps. This is in the Downtown Business District (DB) within Historic District Overlay (HD).

Discussion: Wynne spoke to state she already administratively approved this application because it allowed Mr. Bialy to remove siding so he can develop a plan. Once Mr. Bialy is able to remove the siding, he can then develop a plan and submit a new COA.

3) Any New or Other Business: None

Rhoades motioned to adjourn the HRB meeting at 5:53 p.m. Seconded by Combs. Motion carried.

Minutes prepared by: Melissa Burns, Clerk.