

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

Wednesday, March 6th, 2024
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, Michelle Blanton, 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.

Any individuals wanting to speak were asked to stand to be sworn in. They were sworn in by Suzanne Channell.

Gary Smith with G2 Planning did a presentation on the Jodiro property located at parcel ID A35-0-001-00-022-00 and parcel ID A35-0-001-00-023-00. The presentation was to re-zone the property from Low Density Residential (LDR) to Planned Unit Development (PUD).

Several members of the public asked many questions about this property. The main concerns were the storm drainage plans, the solution to the increased traffic, water pressure availability and if the schools could accommodate the increase in students. It was also discussed many times that this is a flood plain zone but Gary Smith stated according to FEMA's website this area is not a flood plain zone.

Mike Reeves with G2 Planning answered many questions related to the storm drainage plans and explained this development would actually help with the drainage issues that currently exist by installing storm sewers throughout the development. This will improve standing water.

It was explained that this will be completed in phases over time. They will be higher quality homes and will likely build the homes as lots are purchased. A traffic study still needs to be completed and that criteria is set by the City, County and State.

Tim Colburn with P3 gave a testimony in favor of developing the property. He spoke about the water pressures which are greater than 30 lbs for the City and 45-50 lbs for Earnhart Hill. Tim stated the property was annexed in 1994 and was annexed at residential. He also said data shows new homes create .3 students per year and this would likely take 5 – 7 years to develop completely.

Dorcas Morrow made a motion to adjourn the public hearing, seconded by Michelle Blanton. Public hearing adjourned at 6:26 pm.

Planning & Zoning meeting was called to order by Jim Stanley at 6:32 pm. Roll call was taken at the beginning of the Public Hearing, all present.

Approval of minutes:

A motion was made by Beth Mason to approve December's meeting minutes, seconded by Kim Frericks.

Election of officials was held. Dick Liston made a motion to elect Jim Stanley as Chairman, seconded by Dorcas Morrow. 6 were in favor, 1 opposed (Jim Stanley). Dick Liston made a motion to elect Michelle Blanton as Vice-Chairman, seconded by Kim Frericks. All were in favor. And Beth Mason made a motion to elect Kim Frericks as Secretary, seconded by Mike Combs. All were in favor.

Preliminary Planned Unit Development# 1-24 was tabled to allow time to create a new plan showing the entrance on 22 moved to align with the main Ohio Christian University entrance. If connection is possible townhomes and multi-family housing will be added to the plan. If the connection is not possible the plan will remain as is with only single family and patio homes. The PUD text will be revised to include these options. Dick Liston made a motion to table PUD, seconded by Dorcas Morrow. All in favor.

Lot Split# 1-24 was approved with the condition that the roadway is aligned at the intersection and approved by the City. Dick Liston made a motion to approve, seconded by Michelle Blanton. All in favor.

Site Plan# 1-24 was approved with conditions. Motion was made by Dick Liston, seconded by Dorcas Morrow. All in favor.

The conditions are as follows:

1. Parking lot bays will contain no more than 24 total spaces, or 12 per row, with parking lot islands between bays (Section 1145.04 (C))
2. Parking lot islands must have a min area of 162 sq ft, min width of 9 sq ft, and have at least one shade tree with a minimum of 2" caliper, and the rest of the island must be planted with grass or covered with stone (Section 1145.05 (D))
3. Parking spaces must be a minimum of 9' x 23', with a 24' aisleway (Section 1145.05(I))
4. Provide 8 bicycle parking spaces (Section 1145.05 (L))

Hannah Wynne discussed the Annexation Agreement with the Circleville Township Zoning Commission. She stated the Planning & Zoning commission should be attending a meeting with Circleville Township in March of each year. This year the meeting is March 18th at 6:00 pm.

Michelle Blanton made a motion to adjourn the meeting, seconded by Beth Mason. Meeting adjourned at 7:17 pm.