

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 6/10/2024

The Board of Zoning Appeals convened in City Council Chambers Monday, June 10, 2024, at 6:30 p.m. Members present: Chair Kevin Driesbach, Ken Greene, Connie Kelly, Dennis Garlington, Tonya Winfield, and Clerk Melissa Burns. Invited Guests present: Hannah Wynne, Zoning Inspector.

Driesbach called the meeting to order at 6:30 p.m.

Speakers sworn -in are:

1. Kim Garret, 120 East Mill Street, Circleville, OH 43113.
2. Jon Bailly, 155 West Franklin Street, Circleville, OH 43113.
3. Jason Herrel, 2869 North Court Street, Circleville, OH 43113.
4. Steve Garret, 120 East Mill Street, Circleville, OH 43113.
5. Christine Spring, 517 South Court Street, Circleville, OH 43113.
6. Amanda Blueso, 7965 North High Street, Circleville, OH 43113.
7. Nicholas LoPrinzi, 7695 North High Street, Circleville, OH 43113.

PUBLIC HEARINGS:

a) #9-24 Variance/Appeal:

Requested by April Metzger, 139 West Franklin St, Circleville, OH. Property address: 415 Lancaster Pike
Denial of Permit: does not meet listed code sections. Parking lot bays contain more than 24 spaces, or 12 per row (1145.04(c)), parking lot islands do not meet minimum area of 162 sq ft, min width of 9 ft, with at least 1 shade tree (1145.05(d)), parking lot spaces do not meet the minimum size requirement of 9' x 23' with a 24' aisleway (1145.05(i)), and 8 bicycle parking spaces are provided.

Parcel# A 0510-90000300.

Property Zoning District: CS.

DISCUSSION: Wynne stated this is for the property at the fairgrounds in the Community Service District. Wynne stated the only requirement is any development on the property must go to the Planning and Zoning Commission for a site plan removal. The parking requirements still do apply. P&Z did review and approve the application on the condition that the application either be amended to meet all the parking requirements, or a variance be granted for all four of the parking requirement concerns.

Jason Harrel spoke on behalf of the applicant as the Civil Engineer for the project. Harrel stated the applicant is happy to add the eight bicycle parking spots. Harrel asked a variance to be given regarding the parking lot islands to preserve the nature of the parking lot and the intended versatile nature. Harrel stated they would be happy to add additional shade trees around the perimeter to allow the center to remain open for turning. Harrel stated they would like to request a variance for the 10 x 20 spaces with no internal islands. Harrel stated they would like a variance at this time for gravel and eventually the parking lot would be paved. The building will be used for a multipurpose building that will replace the Ankrom Building. Harrel stated the purposes of the parking would be for regular cars and trucks not hauling anything. Tom Duvall stated that paving the parking lot is seen as something of an importance in the City.

MOTION-VOTE- ROLL CALL:

Green motioned to approve the trees around the perimeter instead of in the islands in the parking lot, at the number determined needed by the ZI. Seconded by Garlington. Roll call. (5- Yeas – 0 Nays.) Motion carried. Winfield motioned to approve the variance to allow 10 x 20 parking spaces. Seconded by Greene. Roll call. (5- Yeas – 0 Nays.) Motion carried.

Garlington motioned to allow more than 12 spaces in a row. Seconded by Kelly. Roll call. (5- Yeas – 0 Nays.) Motion carried.

Garlington motioned to allow the parking lot to be gravel during the construction phase with the requirement the parking lot will be paved no later than 9 months after completion of the facility. Seconded by Kelly. Roll call. (5- Yeas – 0 Nays.) Motion carried.

Variance/Appeal Application #9-24 with the condition as set above

b) #10-24 Variance Appeal:

Requested by Jon Bialy, 155 West Franklin St. Circleville, OH Property address: 129 East Mill St.

Denial: Larger signage exceeds max height and size. Parcel# A 0540890001201.

Property Zoning District: HSU

c) #11-24 Variance Appeal

Requested by Jon Bialy, 155 West Franklin St. Circleville, OH 43113 Property Address: 520 South Court St.

Denial: Larger signage exceeds max height and size. Property owner: RTA1- (RoundTown As One) Parcel# A054089000231.

Property Zoning District: HSU

DISCUSSION: Wynne stated the residential maximum size in that district is 2ft, but this is not a residential use.

Baily spoke to say the signs are proportional to the building and would help patrons find the businesses.

Kim Garret asked about the sign on Mill Street. She is opposed to more lighting on the sign because the current security lights at night light up the whole street. Wynne stated there are lighting restrictions in all districts.

Wynne states lights are required to be; a cutoff type of fixture instead of shining out; maximum height of 20ft; and all non-essential lighting is required to be turned off after business hours.

Tom and Christine Springs stated they also have the same concerns about the bright lights in residential areas.

Baily stated the lights he has installed can be adjusted to address any lighting concerns. Baily stated he has applied for the building to be removed from the historic district. Wynne stated this would require a certificate of appropriateness since it is still a historic building. Wynne stated this was an oversight and at this time the BZA can't act on the application since the HRB hasn't reviewed it.

The applicant Jon Baily asked the applications to be tabled.

d) #12-24 Variance Appeal:

Requested by Fischer Homes – Nicholas LoPrinzi, 7965 N. High St. Columbus, OH 43235

Property address: 1510 Shagbark St.

Denial: Lot coverage over maximum percentage by 1.10% Parcel# A051110016800.

Property Zoning District: MDR Heritage Pond Section Four.

DISCUSSION: Wynne stated the maximum lot coverage is 35%, and the request is around 36.1%. Wynne spoke with Fisher Homes and believes out of the 66 lots they anticipate half of the lots would be closer to 36-37% range. Wynne will be proposing an amendment to increase the maximum lot coverage to 40%.

MOTION-VOTE- ROLL CALL:

Greene motioned to approve Variance/Appeal Application #12-24. Seconded by Garlington. Roll call. (5- Yeas – 0 Nays.) Motion carried.

OTHER BUSINESS:

Greene motioned to adjourn the BZA meeting at 8:10 p.m. Seconded by Garlington. Motion carried.

Minutes prepared by: Melissa Burns, Clerk.