

STRATEGIC PLANNING COMMITTEE MINUTES 6/25/2024

Circleville City Strategic Planning Committee convened in City Council Chambers, 127 South Court St, Circleville, OH on Tuesday, June 25, 2024, at 6:30 pm. Members present: Chair Sheri Theis, Committee Members: Zack Brooks and John Moats, Clerk Melissa Burns. Other guests present: Council Members Tom Duvall, Tom Klitzka, and Jeff Hallinin. Invited Guest: Mayor Michelle Blanton and Lexi Heidish

Theis called the meeting to order at 6:30 pm.

Moats motioned to approve the Strategic Planning minutes from May 21, 2024. Seconded by Brooks. Motion carried.

New Business:

- 1) Pickaway Progress Partnership - Tim Colburn and Lexi Heidish.

Discussion: Heidish said P3's main objective is focused on the economic development of the community. P3 has monthly and bi-monthly meetings with City Administration to review the Strategic and Comprehensive Plans. They have four tactics already completed or in progress. Heidish said P3 focuses on Tactics 1 and 2.

Tactic 1 "Implement industrial site development strategy around key sites in the US 23 corridor, with help from City Zoning code, incentives and economic development tools, while working with local and regional partners".

Tactic 2: "Implement Residential site development strategy within the City, making sure planning and zoning is constantly evolving and also using incentives to target future housing within the City.

Heidish stated P3's three major objectives are Business Attraction; Business retention and Expansion; and Community Development. P3's current focus is on Quality Job Creation; Workforce Development; and Housing. P3 has been working with the City Administration on multiple projects including TIF/NCA Development, Annexation Agreement with Circleville Township, Infrastructure relevant to these projects and GE/Progress Parkway. Heidish stated they recently had a group of investors tour the GE building. Heidish stated P3 is working with the City to focus on site development strategy regarding greenfield and redevelopment properties along the US 23 corridor. Tactic 1 is also focused on expanding the JEDD and City-wide industrial incentives policy. Heidish stated Tactic 2 is focused on residential City-wide incentives policy; Tiered Affordable Housing; and target sites in complementary neighborhoods and development areas.

Moats asked what affordable housing looks like for P3. Mayor Blanton stated it would be 30% of a person's income. Heidish is trying to have that number around \$150-200k.

Theis asked who is responsible for the implementation phase of the projects. Mayor Blanton stated it would be the Administration.

Stanley provided an update on City Developments. Stanley stated North Meadows had 13 lots and is all built out. Heritage Ponds just received final approval for 67 lots. Courtyards at North Ridge are halfway built. River Ridge is currently installing sanitary sewer and moving dirt. They have a preliminary plat and will be 116 homes total. Lakeside Reserve and Atwater haven't had any movement this year. Jodiro has 2 preliminary plats they have submitted. One will be passed based on their traffic impact study and their ability to create an intersection at US 22.

Tactic 3: "Support downtown redevelopment, fill retail gaps, attract new businesses to Circleville".

Mayor Blanton stated she has meetings set up with downtown property owners to possibly bring development in the downtown area.

STRATEGIC PLANNING COMMITTEE MINUTES 6/25/2024

Tactic 4: “Continue to enhance overall quality of place by building on existing assets and fostering new programs and events”.

Stanley stated with the help of Tom Davis they have been looking at roadways for possible trails and bike lanes. Stanley stated sometimes Cities will add bike lanes even if there is not enough room to let cars know bikes will be there. The estimated cost is about \$1.75 for painted lanes or \$3.50 for thermal plastic lanes. Pickaway and Ohio Street would make sense to have these paths. Stanley said the bike lanes would allow residents to bike to the parks instead of driving.

Stanley stated he has been in contact with the owner of the greenspace next to Atwater School to possibly convert the property into a neighborhood park.

Stanley stated City Hall did receive a grant for \$100k. He applied for the grant a while ago.

Stanley stated he has contacted the firm who is working on Barthelmas Park to determine what is the best path forward.

Stanley would like to remove the old shelter house at Ted Lewis Park and begin the preparations for a new one. The Administration will apply for the Land Water Conservation Grant.

Theis asked about the Park Impact Fee. Stanley said the Park Impact fee is \$200 per parcel and would come in to play if new developers can't meet the greenspace requirements.

Stanley stated the City received a \$905k grant to put in a multiuse path along Ohio Street and down Kingston Pike to tie into Barthelmas Park. The funding will be available to use in 2026.

Mayor Blanton stated she is working with people who can host events downtown and their links will be available on our website.

2) **Railroad Grade Separation Update-** Stanley stated the meeting happened in March. A report was submitted to ODOT, and they have 30-60 days to respond. The City is asking for 80% of the funding from ODOT and then an additional 10-15% from ORDC. The City would be responsible for the rest.

3) **America 250 Celebration-**Mayor Blanton stated in 2026 America will turn 250 years old from signing the Declaration of Independence. Communities are already planning celebrations. If they are designated as a 250 Community, then they can apply for grants. Mayor Blanton asked the Committee for approval to work with the Law Director to create a Resolution for the City to become an America 250 Community. The Strategic Planning Committee believes it is a great idea and asked the Mayor to move forward in working with the Law Director to draft a Resolution.

4) **Volunteer Appreciation Ice Cream Social-** Theis stated last year was the first year the City hosted an Ice Cream Social to show appreciation for all of the City Volunteers. Last year it was done the last week of July. Theis asked if the Board would like to continue this event and to ask Council to sponsor. The Board all approved.

5) **Historic Review Board vacancy** – Paul Johnson resigned and there is a vacancy on the HRB. Application is on the website and the deadline to apply is June 30th.

Other Business: Hank Kelly has resigned from the DRD and there is an opening. The application is available on the website. No deadline has been set to apply by.

Brooks motioned to adjourn the meeting at 7:49 pm. Moats seconded. Motion carried.

Minutes prepared by: Melissa Burns, Clerk.