

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

Wednesday, June 5th, 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 and Clerk Suzanne Channell. Kim Frericks was excused.

Suzanne Channell did the roll call.

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 included changes in the plans from the previous Public Hearing in March. G2 Planning is also working with Churches of Christ in Christian Union for access through their property. The church requested to have a church site within the development.

Hannah Wynne spoke briefly about the changes which will now include single family, townhomes and multi-family housing.

Members of the public asked several questions regarding the PUD.

Dorcas Morrow made a motion to adjourn the public hearing, seconded by Dick Liston. **Public Hearing** adjourned at 5:54 pm.

Planning & Zoning meeting was called to order by Jim Stanley at 6:00 pm. Roll call was taken at the beginning of the Public Hearing, all present with an exception of Kim Frericks who was excused. Dick Liston will be excused to leave this P&Z meeting at 6:15pm.

Approval of minutes:

A motion was made by Dick Liston to approve April's meeting minutes, seconded by Michelle Blanton.

Jim Stanley asked if there was a motion to take **Preliminary Planned Unit Development# 1-24** off the table from the March public hearing. Dick Liston made a motion, seconded by Mike Combs. All in favor, motion carried.

After discussion about PUD# 1-24 the application was tabled again as the developer is waiting on a traffic study to see which plan they will be using. Motion made by Michelle Blanton to table this, seconded by Dorcas Morrow. All in favor, motion carried.

There was a pre-application meeting as requested by Highland Real Estate for 0 Lancaster Pike, Parcel ID A01-0-001-00-250-03 and A01-0-001-00-249-04. Gary Smith with G2 Planning spoke about these two parcels and what they intend to develop and stated they would need to annex into the City. This property is currently outside the City limits, in Circleville Township, and is approximately 54 acres. They will be asking for a PUD (Planned Unit Development). It is farm land with an exception of the frontage along route 22.

The next item on the agenda was the **Final Subdivision Plat #1-24** as requested by Heritage Ponds Development, LLC for the development of Section 5 in a Medium Density Single Unit Residential District (MDR). Brett Schultz was there representing Willis Engineering & Surveying. The subdivision has been preliminarily platted and this is the final step of the process. Hannah stated there are (3) conditions before sending this to council. Conditions are paving being complete, performance bonds for public improvements be submitted and continue moving forward with the NCA applications. Beth Mason made a motion to approve Heritage Ponds final plat, seconded by Mike Combs. Roll call. All in favor, motion passes. This will go to Council for a final approval.

Brian Shonkwiler spoke about the Hope House which is a men's homeless shelter. He discussed finding a location for a permanent structure as they are currently temporarily in a church and their time allowed is running out. There is limited property for a homeless shelter without re-zoning or variances.

Dorcas Morrow made a motion to adjourn, seconded by Beth Mason. Meeting adjourned at 6:55 pm.