

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

Wednesday, October 2nd, 2024
City Council Chambers

Meeting Minutes

This is an overview of the minutes. Full digital recording is available on the City Website

Members Present: Mike Combs, Dick Liston, Michelle Blanton, Kim Frericks, Beth Mason, Jim Stanley and Clerk Suzanne Channell. Dorcas Morrow was excused.

Jim Stanley called meeting to order at 5:30 pm.

Suzanne Channell did roll call.

Approval of minutes:

A motion was made by Kim Frericks to approve September's meeting minutes, seconded by Beth Mason. All in favor, motion carried.

The first item on the agenda was **the Pre-application meeting** for a Planned Unit Development at 0 Atwater Ave. (Parcel IDs A05-1-115-00-001-88 and A05-1-115-00-001-89) and 0 Morris Rd. (Parcel IDs A05-1-115-00-001-90 and A05-1-115-00-001-00) as requested by Patrick Fisher of Gioffre Companies, Inc.

Patrick Fisher with Gioffre Companies said they are looking to build a PUD on 59 acres at Atwater & Morris Rd. There will be 153 single family homes and 252 multi-family apartments. They are proposing Ryan Homes as the builder and AB Contracting as the contractor.

Representatives from Alto Real Estate, AB Contracting and Ryan Homes provided information and answered questions.

Fran Minnicks with Graystone Condos was present to speak about how this will affect them. She said as board president, Graystone Condos supports this.

Lexi Heidish with P3 spoke about their support of this PUD.

Tom Duvall stated as a council member, they have his support.

Beth Mason made a motion to accept the pre-application meeting required for a PUD, seconded by Dick Liston. All in favor.

The second item on the agenda was tabled item **Site Plan Review# 4-24**, as requested by RaceTrac, Inc., located in lots 3 & 4 of Circleville Station Subdivision in the General Business District. Civil Engineer Kim Cooper with CESO requested a motion to have this taken off the table. A motion was made by Michelle Blanton, seconded by Mike Combs. All in favor, motion carried.

Kim Cooper stated there were changes made to the site plan. They have made a re-submittal and no other comments were required to be addressed by the City. She then gave an overview of the development.

Kim Frericks made a motion to approve Site Plan# 4-24, seconded by Michelle Blanton. All in favor, motion carried.

Hannah Wynne announced first joint zoning board meeting will take place following P&Z meeting with Circleville Township discussing annexation of land around the City school. It will be commercial retail along 22 and mixed housing back towards the school.

Mike Combs made a motion to adjourn, seconded by Dick Liston. All in favor. Meeting adjourned at 6:06 pm.