

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

Wednesday, December 4th, 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, Dorcas Morrow, Jim Stanley, Michelle Blanton, Kim Frericks and clerk Suzanne Channell. Dick Liston and Beth Mason were excused.

Jim Stanley called the **Public Hearing for PUD# 2-24** to order at 5:30 pm.

Suzanne Channell did roll call.

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

Larry Canini with the Alto Group presented information on **PUD# 2-24** located at Parcel IDs A05-1-115-00-00-88, A05-1-115-00-00-89, A05-1-115-00-00-90 and A05-1-115-00-00. He said they have had multiple meetings with the City to discuss what the community is looking for. The parcels are separated and they are focusing on determining a master plan for the land. From a vehicular standpoint, the road systems will not affect those around the area. They created a significant amount of green space. There have previously been issues with drainage in those fields as it was a dump for stormwater. The engineers did an in-depth study to remedy this issue. Larry also said Ryan Homes & AB Construction were present to help answer any questions. He then asked if there were any design questions he could answer.

Tim Colburn with P3 spoke. He said P3's purpose is to remove uncertainty. He spoke about the benefits of having this development in the City of Circleville. He said Circleville needs rooftops which in turn helps the community grow or sustain costs to run the City. He pointed out that Ashville has had a 40% growth while the City of Circleville has had a 2.2% growth in the past 13 years.

Ryan Scribner with the Montrose Group explained how the market currently is for renting and housing. He said slow growth creates a problem and the lack of rooftops becomes the challenge when it comes to finding people for jobs. Ryan mentioned with the stagnant market the community can't have what they want.

Jared Schiff spoke and said he helped bring Starbucks, City BBQ and Valvoline to the City. Rooftops are needed to help with growth.

Jim Reitano owns the shopping plaza where Ollie's Bargain Outlet is currently located. When he first purchased the property, it had 3 tenants and now has 10. He said more rooftops are needed to help businesses and help attract more businesses.

Jim Stanley opened the hearing to public comments.

Will Thomaschek was first to speak. He stated this is probably the 3rd or 4th time they have been presented with developments going in on this property asking for variances to build a variety of things. There is LDR housing is also on the maps, not shown tonight. He said they are trying to squeeze 155 houses on 40' lots. Heritage Ponds will have two lots backed up to their houses. The proposal submitted doesn't show what a house on a 30' lot is going to look like. His driveway is 24' wide on Atwater. He said there was nothing to show what the houses would like look. Hannah Wynne stated they do have that information now and can show him. He wanted to know if anyone there to support this would want these houses backing up to their house. He said there are 1,028 condos and houses currently being built right now and does not include the 400 here. Will also said the traffic study done one morning from 7 – 9 and one evening from 4 – 6 according to the MOU signed off on by Jim Stanley. They are also being allowed to submit a traffic study performed over 20 years ago according to the memorandum. He asks that P&Z considers how this would affect those living around the proposed development.

Donald Kadunc said he lives within 200' of the development. Currently the green space around there is maintained by Graystone Villas and has been for 20 years. This includes mowing, application of weed control, fertilizer and tree maintenance and they pay approximately \$6,000 a year to maintain it. He said Graystone is opposing any fencing within subject green space. For lots 120-122 and lots 125-130 Graystone Villas requests no fencing or only decorative fencing of uniform design.

Kate Hedges wanted to express her support of the development. She said the needed infrastructure is already there. It has been zoned residential since 1998. She also said the water retention problem will be solved with the developer putting in 3 retention ponds. She said the City has implemented an NCA which would charge the developer or property for infrastructure. This does not charge to existing homeowners. This development would provide paths, playgrounds and additional green space. The City will benefit from land taxes and the school with school taxes from this development. There will be more of a demand for services which will be a big economic impact.

Jeremy Newman spoke next. He said there are currently 3 housing developments around him. He is worried about adding another 400 vehicles coming through Atwater Ave. and there will be cars on both sides of the development. He is more worried about the thoroughfare and traffic impact.

Randy Williams is concerned with the width of the lots. He had several questions to ask such as the square footage of the homes, will there be garages, basements or on a slab, will there be parking on the street or in front of the house, what do the homes look like, will they be 1 or 2 story and why can't the lots be wider?

Brooke Finckel is concerned with the safety and how this would affect the police department, fire department and sheriff's office. She is also concerned with homeless camps and those individuals being in this area if it's developed. She said they will be taking away from the agriculture and is also concerned about the water department providing for 1,400 plus homes. She thinks the schools are already bulging at the seams and they will need to build bigger schools as a result of this.

James Lint is worried about the streets and the increased traffic. He doesn't feel as though he will be able to get to the stores without major traffic issues. He thinks it's too much for the area. He also doesn't want to have 3 houses looking into his backyard. He said the storm sewer from the school system runs right through that field and he isn't sure if they are being built on a slab or not.

Pam Snyder read a letter from her daughter. This property has been zoned for multi-unit housing for years. Our City need affordable housing. This will bring in tax revenue for our City to help with improvements we need. This will bring in \$15.2 million annually. Concerning the farmer, she is the wife of the man who owns this land. They have a hard time keeping a farmer on the land because of the water shed and all the problems. This development will not be an issue for that. Take in the needs of all the community and not just the descending voices at the meeting. She would love to have this development.

Will Thomaschek spoke up and stated only about 20% of this property is zoned multi-unit and about 80% is zoned MDR.

James Kingsley is the attorney for the owner of the property. He said downtown does not have many store fronts. He moved here because it was a growing community and is no longer growing. The lots are 5' apart in downtown Circleville since 1890 and they are still there. This City will be dead if this doesn't get approved. Why are we getting so many homes? Because Columbus homes are now \$1M dollars. Young professionals can buy half million-dollar homes and drive 30 minutes because it works.

Frank Minnix spoke on behalf of Graystone Villas. She said they will be most affected by this development. They welcome the new homes and are in favor of the development. They have had proposals before and they fought it. We now need the development, taxes and get more of what we want for the kids and the community.

John Cole asked how wide the houses will be and will they be on slabs? Are they 2 story or 1 story? He wants to know where to find that information.

Lexi Heidish with P3 had three support letters from American Wood Fibers, Ohio Health and Pickaway County Educational Service Center. Those letters are attached to the end of these minutes.

Sandra Fletcher was next to the podium. She lives in Heritage Ponds. She doesn't think anyone has objections. But the number of houses going in is the issue even though they expected something to go in there. This will affect the traffic, school system, water and hardly any police that come out there.

Dave Horning said if this development is turned down another developer will come in to present another plan. We have the cart before the horse. The first thing that should be done is have a plan since we have a City Planner now. The community should be planned out with this lot first. We could hire a designer that will meet the needs of the community. We don't need to build more schools, there are classrooms in every church in Circleville. Instead of building more schools and asking tax payers to spend more money we could utilize those.

Jacqueline Cooper has three concerns. 1. Has there been anything more than a 24-hour traffic study? Walnut Creek Pike cannot make a left-hand turn onto S. Court. How will you address the traffic issues on the streets? Will you wait until the development is built then address these issues? 2. What is the

approximate cost of the rent? Ashville ranges from \$1200-1400 a month. They don't want low-income apartments.

Larry Canini started to speak again to answer questions that had been asked. Another citizen wanted to ask questions.

Sandra Lamothe said the apartment buildings will be in her front yard. She doesn't like it and doesn't want it. The traffic is already an issue. She has to wait 10 minutes to get out of her driveway. You can't turn left onto S. Court St. as it is. There are well paying businesses close by that people drive to from Columbus to work at. They aren't in the City but are on the edge. Homes are being built all over the past 5 years. She wants to know the cost of the apartments? She is also concerned about safety issues.

Larry Canini spoke again. He has a streetscape to show on the screen which will show parking. They were given a directive and a scope of what to study – an MOU. There was a question about a 24-hour window of traffic study. Theoretically that's what they look for. They select a day and look at the a.m. and p.m. The citizens are looking for solutions outside of their boundaries. They are going to widen the ROW of Georgia and Atwater. What they are providing in the traffic study helps the City determine the problems that exist. There is no value to doing a traffic study for 7 days. There was a reference of using an old study. They were given that old study for reference but completed their own study. ODOT and MORPC have guidelines to follow.

Doug Helsel spoke up and stated there should be a roundabout on Walnut Creek. There are already people who speed through these neighborhoods. There is a 2:1 ratio on houses in first row to Sycamore. He wants to know how far back they are going to the property line. There is a lot of traffic in that area and many people speed on Sycamore and Victor. They are worried about their houses.

Larry Canini said this project will bring additional taxes which will fund things like roadways. Until a traffic study is done to prove an issue the issue will never get solved. By them doing what they do, Circleville can get public funding from the state. There are 3 or 4 different programs the City can use if there is enough of a problem. What we are bringing has been part of the Comprehensive Plan for a long time.

Patrick Fisher with Alto stated they have met with the HOA and three board members from Heritage Ponds as well as the board from Graystone Villas. Larry said they shared their preliminary plans with them as a courtesy.

Larry said they are being asked what are the side/rear/front setbacks? He showed the plot plan of the boundaries with a footprint of the houses. Some will have basements, some will not. It will be up to the buyer. Ryan will come out and see what is doable and will work but will be flexible. Driveways will allow cars to park on. Driveways will be staggered so cars can park on the street. Street trees will be part of the community around the ponds and trails. City sidewalks will tie into those trails around the ponds. 5' side yard is from boundary of lot to the property line. The houses can go up to 5' of the property line. That leaves approximately 10' between houses.

Will Thomaschek said the majority is zoned MDR which is 65' lots. THE only part of MUR is the smaller area off Atwater.

Larry said a lot of that open space can go away in that zoning.

Patrick Turner said they are trying to keep it in the low 300s.

Larry said everything will be priced from \$300,000 and up. Depends on basement, no basement, ranch homes, etc. It is market driven. There is no definitive floor plan or anything being cookie cutter. Demographic is a young family wanting to get out of an apartment and start a family. Statistically, the number of children would be 1.2 children per 1600-1800 sq. ft. School impact studies can be done but Circleville Schools has not requested that yet.

Larry said the existing tree lines will stay and there will be a 25' rear yard setback. He they will preserve the currently tree lines and said the gaps in the map he had Hannah show will be filled with trees. They have no interest in changing the mound that is currently there and will work with the HOA to make sure it is maintained. This will be managed by an HOA, not an NCA. HOA fees will get billed to the property owners. The City said they do not want the NCA owning the homes, it will be owned by the HOA. It will be funded by developers and builders until the HOA can handle it.

Alto's attorney, David, stated someone mentioned there will be variances. He stated this will be based on rezoning to PUD which the City permits for mix use between apartments and single family homes in one zoning. There will be no variances.

Will Thomaschek asked if when you have medium density zoning and you are dropping it down to 40' lots, that isn't a variance? 80% is zoned MDR.

Larry asked Hannah about fence guidelines. Hannah stated fence permits are required by zoning code. We will stipulate what types of fences are permitted. Square footage will be 1,650 – 2,100 sq. ft. which is market driven. Larry said they are roughly 6 months away from submitting engineering plans. Patrick Fisher said it would be late summer / early fall before any groundbreaking would take place.

A representative with Ryan Homes said the houses will be 40 – 45' deep including the garage. It will be market driven to determine if they will be 2 story or a ranch. It will take approximately 3 years to complete.

Larry Canini mentioned the multi-unit homes and asked AB Construction's COO, Brian Wadsworth, to speak about these. Brian said they will be 1 – 2 bedroom apartments, 3 stories with class A amenities such as a dog park, pickleball court, playground and pool. The price range will be \$1,050 – 1,350 per month. There will be fencing between the apartments and properties behind them. Low-income housing will not support the property and amenities at this location. They are not likely to deteriorate to low-income housing and the demographics will vary. These are for those who can't afford \$300,000 homes but want the amenities and to live in a nice community. The homeless camps will not be accepted and the staff will make sure of this.

Larry was asked how many apartments will be there; he stated 252 apartments.

Public Hearing for PUD # 2-24 ended at 7:25 pm. There was a short break before hearing the next item on the Public Hearing.