

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

Wednesday, January 8, 2025
City Council Chambers

Meeting Minutes

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

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

Jim Stanley called the **Public Hearing** to order at 5:30 pm.

Roll Call.

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

Gary Smith with G2 Planning & Design was present to speak about Preliminary PUD# 3-24. This is for Parcel IDs A01-0-001-00-250-03 and A01-0-001-00-249-04 which are currently zoned Agricultural (AG) to be zoned Planned Unit Development (PUD). These parcels were recently annexed into the City of Circleville.

Gary said they have been working on this PUD since spring of 2022. They have responded to comments and made changes accordingly. The properties are currently approximately 54.5 acres. 12.5 acres are on the west side and the other 42 acres on the east side. There are currently two owners of the properties. These properties will hold single family residences, duplex homes and some commercial uses so they can provide for different lifestyle options. There will be 170 units; 92 duplexes and 78 single family residences.

Hannah Wynne stated this is just the preliminary stages to rezone the property. They will have to come back again to present for the final development plan.

Michelle Blanton made a motion to adjourn the **Public Hearing**, seconded by Dorcas Morrow. All in favor. 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, all present with an exception of Mike Combs who was excused.

Approval of minutes:

A motion was made by Dorcas Morrow to approve December's meeting minutes, seconded by Kim Frericks. All in favor, motion carried.

Jim Stanley mentioned that Megan Travis was now the Park Board President and will replace Beth Mason on the Planning and Zoning Commission.

The election of 2025 officers was next. It was decided to keep them the same. Jim Stanley as Chairman, Michelle Blanton as Vice-Chairman and Kim Frericks as Secretary. Dorcas Morrow made a motion to keep them the same, seconded by Dick Liston. All in favor, motion carried.

The first item on the agenda was PUD# 3-24. Michelle Blanton made a motion to recommend PUD# 3-24 to Council, seconded by Kim Frericks. The condition will be that the traffic study is approved by the City before council hears or takes action. Roll Call. All in favor, motion carried.

Site Plan# 5-24 was next on the agenda. Dennis Mangic with Realty Link presented on this site plan. He said they would like to bring a quick service restaurant, single lane drive-thru next to Valvoline and it will be a Bojangles.

Jim Stanley stated they would have to figure something out with the traffic flow coming from McDonald's to get traffic off of S. Court St. Jim asked if it met code and Tyler Cobb said it does except the lot lights are too tall and need to be 20ft maximum.

Dick Liston made a motion to approve Site Plan# 5-24, seconded by Dorcas Morrow. The condition is that a lot split is done prior to any zoning permits being issued. All in favor, motion carried.

Mike Combs was re-appointed to the P&Z Commission. His new term will expire December 31, 2030.

Dorcas Morrow made a motion to adjourn, seconded by Michelle Blanton. All in favor. Meeting adjourned at 6:20 pm.