

CIRCLEVILLE BOARD OF ZONING APPEALS MINUTES 4/14/2025

The Board of Zoning Appeals convened in City Council Chambers on Monday, April 14, 2025, at 6:30 p.m. Members present: VC Dennis Garlington, Misty Laxton, Connie Kelly, Fred Kennedy, and Clerks Melissa Burns and Sarah Kolesar. Absent members: Chair Kevin Driesbach. Invited Guests present: Zoning Inspector Tyler Cobb and Tom Klitzka.

Garlington called the meeting to order at 6:30 p.m.

Kelly motioned to approve the minutes from the BZA meeting on February 10, 2025. Kennedy seconded. Motioned carried.

Speakers sworn -in are:

1. Rodger Kessler
2. Ken Field
3. Chuck Scipione
4. Jim McFarland

PUBLIC HEARINGS:

a) #1-25 Variance/Appeals, Requested by Troy Baldwin, 2669 National Rd Zanesville, OH 43701
Property address: 1280 S Court St Circleville, OH 43113 Denial of Permit: Applicant is requesting to add another wall sign where there is no road frontage and does not allow for a wall sign in that location. Parcel# AO541090001800 Property Zoning District: GB

DISCUSSION: Zoning Inspector Tyler Cobb stated applicant wants to add an additional sign on the south side of the building, which would give the applicant three signs. Road frontage in the code only allows two signs as there are two roads. Cobb states advertisement would help the restaurant be more visible for customers and that the business wishes for the additional third sign so that the building is uniform to other Bojangles buildings. Kessler states they want to create visibility for safety concerns, so customers know where to turn, as there's no entrance off of Court St.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve Variance #1-25. Seconded by Laxton. Roll call. (4 Yeas – 0 Nays) Motion carried.

b) #2-25 Variance/Appeals, Requested by Kyle Gessells, 1509 Blatt Blvd. Gahanna, OH 43230
Property address: 1421 N Court St Circleville, OH 43113 Denial of Permit: Applicant is requesting to install a 6ft chain- link fence to go around a future playground and to keep children away from a storm water basin. Parcel# AO511350102200, Property Zoning District: GB

DISCUSSION: Cobb stated the fence would be at the back of the school and is for the safety of the children. Applicant is requesting two commercial grade black dipped six foot chain link fences around the playground and a storm water detention basin at the rear of the property. Field stated the reasoning is to prevent drowning and the children wandering off from the playground. Field indicated the chain link fence is the best option because it allows visibility that the staff would need, should a child elope. Scipione is the neighbor of the property and spoke to provide his support in favor of the fences.

MOTION-VOTE- ROLL CALL:

Laxton motioned to approve Variance #2-25. Seconded by Kennedy. Roll call. (4 Yeas – 0 Nays) Motion carried.

c) #3-25 Variance/Appeals, Requested by Sign Vision Co., 1021 Claycraft Rd Columbus, OH 43230
Property address: 175 Lancaster Pk Circleville, OH 43113 Denial of Permit: Applicant is requesting to allow a total area of square footage for signs that equals, 523 sq ft. The maximum area of square footage for signs allowed on a corner lot is 500 sq ft. Parcel# AO510390000700, AO510390000701, AO510390000800, AO510390001000 Property Zoning District: GB

DISCUSSION: Cobb noted that the applicant is requesting updated signage that would be in uniform with their other stores and would be easier for people to see. Cobb stated the applicant is asking for an additional 23 ft of signage above the allowed 500ft. McFarland spoke on behalf of Kroger and explained Kroger has updated graphics and would like to change the signage at the Circleville location to match their other stores.

MOTION-VOTE- ROLL CALL:

Kennedy motioned to approve Variance #3-25. Seconded by Laxton. Roll call. (4 Yeas – 0 Nays) Motion carried.

OTHER BUSINESS:

BZA Alternate applicant Nathaniel Victor Ward. – Klitzka stated he received an application from Mr. Ward to be on the BZA. Klitzka interviewed the applicant and recommended him as an alternate on the BZA board.

MOTION-VOTE- ROLL CALL:

Garlington motioned to forward the BZA alternate Applicant Nathaniel Ward to the next Council meeting. Seconded by Kennedy. Roll call. (4 Yeas – 0 Nays) Motion carried.

Garlington motioned to adjourn the BZA meeting at 6:53 p.m. Seconded by Kelly. Motion carried.

Minutes prepared by: Melissa Burns and Sarah Kolesar, Clerks.