

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

Wednesday, May 7, 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, Mike Combs, Dorcas Morrow, Megan Travis, Kim Frericks, Jim Stanley and Clerk Suzanne Channell. Michelle Blanton was excused.

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

Roll Call.

Approval of minutes:

A motion was made by Dick Liston to approve April's meeting minutes, seconded by Kim Frericks. All in favor, motion carried.

The first item on the agenda was tabled **Preliminary PUD# 1-24 (Jodiro)** as requested by BR Realty Properties, LLC located at Parcel ID A35-0-001-00-022-00 and A35-0-001-00-023-00 to re-zone the property from Low Density Residential (LDR) to Planned Unit Development (PUD).

Gary Smith with G2 Planning & Design requested to take this off the table. Dorcas Morrow made a motion to approve, seconded by Mike Combs. All in favor, motion carried.

Gary said the application for Jodiro was originally submitted around January of 2024. They were waiting on the traffic study to be completed, which has been done and approved. He said there were (2) changes that needed to be made. The first one was that a roundabout would go in at the main intersection at US 22. The second change was removing the access point to Bolender Pontius Rd.

Jim Stanley said these parcels are in Logan Elm School District and he would like the developer to get with Logan Elm for a school impact study.

Michelle Blanton arrived at 5:37 pm.

Jim said on the utility side of this, the City may possibly need ½ acre to 1 acre for a water tower in the future.

Hannah Wynne stated another condition would be that they are subject to joining the NCA.

Jim Stanley asked for a motion with the following conditions: a roundabout is installed at US 22, the access point to Bolender Pontius is removed, the developer must get together with Logan Elm schools to discuss a school impact study and lastly, they must join the NCA.

Dick Liston made a motion to recommend this to council with the conditions, seconded by Kim Frericks. Roll call. Michelle Blanton abstained from voting. All others in favor. 6 yeas, no nays. Motion carried.

The last item on the agenda was **Final Subdivision Plat# 1-25** as requested by Forestar Real Estate Group, Inc. for River Ridge, Section 2. This is zoned Planned Unit Development (PUD).

Jim Stanley stated this plat was the same as the preliminary plat they submitted. Dorcas Morrow made a motion to approve it, seconded by Mike Combs. Roll Call. All in favor, motion carried.

Michelle Blanton wanted to make the board aware that City Council is considering the TIF and CRA incentives for the Alto project. As a part of that CRA, it requires a housing board to be created. That requires one appointment from this Committee to sit on that 7-member board. It will have 2 appointments from Mayor, 2 from City Council, 1 from P&Z and those individuals will appoint 2 more.

Dorcas Morrow made a motion to adjourn the meeting, seconded by Mike Combs. All in favor, meeting adjourned at 5:44 pm.