

STRATEGIC PLANNING COMMITTEE MINUTES 6/10/2025

Circleville City Strategic Planning Committee convened in City Council Chambers, 127 South Court St, Circleville, OH on Tuesday June 10, 2025, at 7:00 p.m. Members present: Chair Sheri Theis, John Moats, Audrey Lukasak and Clerks; Melissa Burns and Sarah Kolesar. Other Council members present: Tom Klitzka and Tom Duvall. Other guests present: Mayor Michelle Blanton, Tim Colburn, Executive Director of P3, Hannah Wynne, Planner, Jim Stanley, Service Director.

Theis called the meeting to order at 7:05 p.m.

Lukasak motioned to approve the Strategic Planning minutes from May 6, 2025. Seconded by Moats. Motion carried.

New Business:

a) Review of the 2023 Montrose Plan for Strategic Development

Industrial/Commercial Site Development - Tim Colburn, P3 Economic Development Director:

Discussion: Colburn expressed appreciation for the City and P3 working collaboratively. Colburn explained that currently, industrial development in Circleville aligns directly with the work that the City has done with the joint economic development district. Colburn presented a power point presentation regarding current updates and discussed economic development tools and business expansion including RCA Thompson, GE, Purina, Cargill, Circleville Township JEDD, and Pickaway Township JEDD-zoning updates. Colburn also highlighted that roundabouts near Walnut Creek Pike/North Court Street & Lancaster Pike/Stoutsville Pike were recommended in the SAP. Colburn presented the following Grants obtained for continued development: Brownfield & Demo: \$2,010,950.00, Clean Ohio: \$994,000.00 for acquisition of 47 acres for parks, State Capital Budget: \$750,000.00 for expansion of Barthelmas Park, Transportation Alternatives Program (TAP): \$905,000.00 for Shared Use Path on Ohio Street. Additionally, Wynne noted that Valvoline is complete and in business. Frito Lay Warehouse is under construction and nearing completion. Bojangles is pending construction as all plans have been approved. Porter's Redevelopment is pending construction as all plans have been approved. Wynne noted that with this redevelopment, it is required that curb, gutter, and a multi-use path be installed to be in conformance with the thoroughfare plan. RaceTrac will be a gas station/convenience store, the traffic study has been approved and project will be moving forward.

Residential Site Development – Hannah Wynne, Planner:

Discussion: Hannah Wynne, Planner, noted improvement with communication in the past year between the City, P3, Elected Officials, the developers, and the public. Wynne expressed success with the Q&A on the City website with the public and addressing questions regarding City developments. Mayor Blanton agreed that communication is a focal point for Administration and expresses the importance of continuing to strengthen communication moving forward. Blanton stated there is positive feedback from the public regarding the newsletter and Q&A corner, currently being managed by Hannah and intern, Gracie. Wynne agreed that the newsletter & Q&A corner has been well received and appreciated by the citizens and the plan moving forward is to continue answering all questions from the public. Wynne presented a PowerPoint presentation regarding current residential developments and a brief overview of current statuses. Wynne explained that Courtyards at Northridge is a 41-unit condominium currently under construction, near halfway complete; River Ridge is on North Court St. and will have 116 single family units, and the final plat/phase was passed last week. Heritage Ponds is under construction with a total of 68 single family units. Alto PUD will provide 252 multi-family Units and 155 single family units, final development plan approved and pending final plat approval. Wesley Commons PUD is a mixed-use development, pending final development plan approval and will have 78 single family units and 92 duplexes, 12.47 acres of neighborhood business and 6.12 acres of general business. Jodiro PUD is a mixed-use development, pending preliminary PUD approval (rezoning), will have 596 total units including 163 single family units, 75 patio homes, 134 townhomes, and 224 multi-family units. Wynne

noted that there will also be space for a Church within this development; Cellar Townhomes (official name TBD) is in the early stages of concept plan, pending rezoning to multi-use residential (MUR) and will have 44 townhomes; Clifton Estates is in the pre-application stage of development, and will be an expansion of the existing Clifton Estates subdivision, approximately 150 single family units.

Downtown Redevelopment – Michelle Blanton, Mayor:

Discussion: Mayor Blanton highlighted that City Council approved and passed a Resolution in 2024 that allowed the City to contract with Small Nation. Blanton noted in March of this year, a group of 15 people visited Bellefontaine to observe their downtown area developments, and in May of this year, Small Nation visited the City of Circleville. Blanton stated they walked around downtown and observed buildings, spoke with property and business owners, and toured the old movie theatre. Mayor Blanton stated that Small Nation will return with a report and possible redevelopment recommendations for downtown Circleville. Theis noted an ongoing goal is strengthening communication to the public regarding community events by working with the visitors' bureau to market events, and are being publicized on the City website, The Herald, and Discover Pickaway app.

Park and Trail Development – Jim Stanley, Public Service Director:

Discussion: Stanley highlighted that the City has received \$905,000.00 through ODOT's Transportation Alternative's Program (TAP) for the Ohio Street Shared Use Path (SUP) and have begun engineering on that project. It will be a 10 ft. shared-use path on the south side of Ohio Street, plans to be under construction next year. Stanley explained they will be rebidding the redevelopment of the Ted Lewis Shelter House project. Stanley noted they received \$750,000.00 from the State Capital Budget for the Barthelmas Park Expansion project, which is broken down into 4 phases, currently working on phase 1 which entails engineering the entire project and completing a portion of phase 1. Stanley stated they plan to request additional funds from the State Capital Budget to complete the project, and exploring the possibility of including a pool in phase 4. Wynne highlighted surveys were distributed to the public after the purchase of Atwater Park to gain recommendations on what the community wanted for this park project. Park design and development is dependent on future funding. Stanley noted recent purchase of North Pickaway Park as part of the Clean Ohio Green Space grant, future plans include invasive species removal, parking lot and trail improvements and connect trails to Ted Lewis Park and Roundtown Trail. Future plans regarding Emerine Park include installing benches and picnic tables around basketball courts. Stanley highlighted the Active Transportation Plan includes improvements to pedestrian safety multi-use paths, sidewalks, as part of the SAP plan.

b) AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CAPITAL IMPROVEMENT COMMUNITY PARK RECREATION/CONSERVATION PROJECT PASS-THROUGH GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES TO PROVIDE GRANT FUNDS TO CONSTRUCT RECREATIONAL FACILITIES AS PART OF THE BARTHELMAS PARK WALKING TRAIL AND SOFTBALL DIAMOND EXPANSION PROJECT AND DECLARING AN EMERGENCY.

Discussion: Theis highlighted that this Ordinance would allow the Service Director to accept grant funds for park and recreation improvements to Phase 1 of the Barthelmas Park Expansion project.

MOTION - ROLL CALL – VOTE

Lukasak motioned to forward the Ordinance to the Council Meeting on June 17, 2025, with a recommendation for passage. Moats Seconded. (3 Yeas - 0 Nays) Motion carried.

c) **New/Repurposed City Facilities:**

Discussion: Stanley stated the former ODOT facility is now the new Service Center, noting a greater amount of storage compared to their former facility and all equipment/vehicles are under roof. Stanley explained that it took about 6 months to complete the move, including making improvements, painting and cleaning, and the service department is fully operational in the new facility. The Utility Department has moved into the former Service facility on South Washington Street and the Police Department is using the former Utility facility on Ohio Street.

Lukasak motioned to adjourn the meeting at 8:48 p.m. Moats seconded. Motion carried.

Minutes prepared by: Sarah Kolesar, Clerk.