

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

Wednesday, September 3, 2025
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, Michelle Blanton, Jim Stanley, Kim Frericks and Clerk Suzanne Channell. Dick Liston and Megan Travis were excused.

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

Roll Call.

Approval of minutes:

A motion was made by Michelle Blanton to approve August's meeting minutes, seconded by Kim Frericks. All in favor, motion carried.

The only item on the agenda was **Site Plan# 1840176** as requested by Scott Schoeffer with Kemp, Schoeffer & Rowe Co. located at 23367 US 23, Parcel ID A05-0-151-00-020-01 which is currently zoned General Business District.

Scott Schoeffer was present and stated there are no proposed changes to the site and it is already permissible for vehicular sales, but a site plan is required. He asked about receiving permission to delay the expansion of the sidewalk at this time. The sidewalk will sit by itself until further connection with Aldi. He would like this written into the zoning and site plan approval for delayed installation of the sidewalk and allow the City to enforce it when necessary.

Jim said the Pickaway County Park District and the City may be acquiring the railroad property to the north that would tie to the multi-use path they want to put in. Jim prefers it to go in upfront. Hannah Wynne said the code requires a 5' sidewalk or 10' shared use path. If the property is acquired there will be a 10' multi-use path right there.

Jim said they could concede the length of time. There is no need for it right now, so it doesn't have to be done right away. He prefers it to be a shared use path. Scott Schoeffer said he just hopes there is a length of time it can be put in.

Hannah said they need a motion for approval of the site plan with the condition an agreement between property owner and City for future sidewalk / multi-use path be executed.

Motion made by Kim Frericks, seconded by Mike Combs. Roll call. All in favor, motion carried.

Jim said they now have freedom to occupy the space and the City will work with the owners on an agreement for the sidewalk.

Dorcas Morrow made a motion to adjourn, seconded by Mike Combs. All in favor. Meeting adjourned at 6:00 pm.