

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

Wednesday, November 5, 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, Megan Travis, Kim Frericks, Jim Stanley and Clerk Suzanne Channell. Michelle Blanton and Dorcas Morrow were 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.

The first item on the agenda was **Zoning Amendment / Rezoning #3-25** as requested by the City of Circleville located at 460 N. Pickaway St., Parcel ID A0510280001700, to rezone from LDR (Low Density Residential) to CS (Community Service).

The second item on the agenda was **Zoning Amendment / Rezoning #4-25** as requested by the City of Circleville located at 0 N. Court St., Parcel ID A03700010000301, to rezone from AG (Agricultural) to CS (Community Service).

Hannah Wynne briefly spoke on the two properties. The City applied for and was awarded money from the Clean Ohio Grant Program. The properties must be used for parkland, and it must be passive recreation such as a walking path, dog park or something along those lines. No playgrounds or sports fields are permitted. The deed also states it must be used for passive recreation.

Terry Campbell was the first public member to speak. He asked where the entrance would be for the 0 N. Court St. parkland and wanted to know if there would be a bridge over the creek. Hannah advised him that the entrance would likely be on the northern frontage of the property, but no site plan has been developed yet and there will be a pedestrian bridge but not a vehicle bridge. He then wanted to know who would maintain the 30 feet of property south of his and Hannah stated the City would maintain that.

Chuck Estel spoke next and stated he was very pleased with the onsite meeting he had with Jim Stanley and Hannah Wynne regarding the 460 N. Pickaway St. property. He just had questions about debris under the bridges and backups or flooding occurring. He wanted to know if a water study was being done. He also mentioned another homeowner asking for 100 ft between the property and their property line and adding a fence. He feels his concerns were noticed by Jim and Hannah and supports it.

Hannah stated they plan to leave the property as it exists but clear out invasive species and put trails in there along with possibly a dog park. A formal site plan still must come.

Theresa Wilkins said her main concern was issues with flooding to the surrounding properties. She wanted to know who will handle the problem with the homeless. She would like security to be considered for the properties behind. She wanted to know if there would be barriers to protect them from flooding. Jim Stanley said the invasive species will be cleared and he was not opposed to getting easements on both sides of the ditch for maintenance.

Theresa said she supports the park, they just don't want people running through their yards. Jim said the park will close at dark and the City will need to have access for police vehicles in the event someone trespasses. He said they haven't looked at lighting yet and he's hoping by cleaning it up it will deter the homeless.

Richard Rhoades was the last to speak. He said he is worried about his privacy from the 460 N. Pickaway St. property and he would appreciate a fence being put up or proper trees. He loves the idea of a park but wants to keep his privacy.

Megan Travis made a motion to adjourn, seconded by Dick Liston. All in favor. Public Hearing adjourned at 5:52 pm.

The regular P&Z Commission meeting was called to order at 6:00 pm.

Roll call. Michelle Blanton and Dorcas Morrow were excused.

Approval of minutes:

A motion was made by Kim Frericks to approve October's meeting minutes, seconded by Mike Combs. All in favor, motion carried.

The two items on the agenda were a recommendation to City Council for **Zoning Amendment / Rezoning # 3-25** as requested by the City of Circleville located at 460 N. Pickaway St. and **Zoning Amendment / Rezoning #4-25** as requested by the City of Circleville located at 0 N. Court St.

Dick Liston made a motion to approve, seconded by Mike Combs. Roll Call. All in favor.

The last item on the agenda was to appoint a member to the CRA Housing Council. Hannah said the P&Z Commission would consider Melissa Little to be appointed.

Kim Frericks made a motion to approve, seconded by Megan Travis. Roll Call. All in favor, motion carried.

Jim Stanley asked for another motion to recommend the Zoning Amendment / Rezoning applications separately. Dick Liston made a motion to recommend to Council **#3-25**, seconded by Mike Combs. Roll call. Dick Liston made a motion to recommend **#4-25**, seconded by Mike Combs. Roll Call. All in favor.

Dick Liston made a motion to adjourn, seconded by Mike Combs. Meeting adjourned at 6:04 pm.