

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

Wednesday, December 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, Jim Stanley, Megan Travis, Michelle Blanton and Clerk Suzanne Channell. Dick Liston was absent and Kim Frericks was excused.

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

Roll Call.

Approval of minutes:

A motion was made by Megan Travis to approve November's meeting minutes, seconded by Mike Combs. All in favor, minutes recorded as they are.

The only item on the agenda was a **Pre-Application Meeting** as requested by Forestar Real Estate Group, Inc., located at Parcel ID A34-0-001-00-287-03. This is located at the corner of Kingston Pike and Tarlton Rd.

Mark Connor with Forestar was there to present and answer any questions. They don't build houses; they build infrastructure and sell lots. Preliminary diligence has been carried out over the past 6 months on this property. They are looking for preliminary feedback on this layout. 318 lots, mixture of lot sizes which will be 40, 50 and 60 ft lots. Stakeholder meetings have taken place regarding infrastructure and annexation. The time frame is about 4 – 6 years with houses to be built in roughly two years.

Hannah Wynne said the property would need to annex into the City. We have an annexation agreement with Circleville Township. This is outside of that territory so there would need to be more discussion with the trustees. That would be the first step forward. It would be a PUD, and a pre-application meeting is a requirement of the PUD process. Planned Unit Developments are meant for mixed use and there is a small portion of commercial area in the corner. The majority are single families. The open space requirements for PUD is 30%. We need to make sure that it is met. Barthelmas Park is right up Kingston Pike from here. We would want trails to run up towards the park to tie into in the future.

Jim Stanley said the paths would be more of an extension down Kingston Pike and not necessarily extend all the way to the park. Typically, we have been seeing a mixture of lot sizes and housing types for a mix use to meet the requirements of a PUD. We would need a traffic impact study done. The City does not annex the roadway if it isn't part of the property.

Michelle Blanton asked if the traffic impact study would consider this a historic detour. SR 56 was closed recently, and she saw traffic back up in this area because of that closing.

Craig Stevenson mentioned an MOT study for this area.

Michelle Blanton made a motion to adjourn, seconded by Megan Travis. All in favor. Meeting adjourned at 5:44 pm.