

STRATEGIC PLANNING COMMITTEE MINUTES 4/21/2026

Circleville City Strategic Planning Committee convened in City Council Chambers 2nd Fl 127 South Court St., Circleville, Ohio 43113 on Tuesday, April 21, 2026, at 6:00 p.m. Members present: Chair Sheri Theis, Tom Klitzka, Jake Davison, and Clerks Melissa Burns and Sarah Kolesar. Other Council members present: President Barry Keller, Tom Duvall, and Jeff Hallinin. Invited guests present: Pickaway Progress Partnership Executive Director, Brian Hill, Planner Hannah Wynne, and Mayor Michelle Blanton.

Theis called the meeting to order at 6:00 p.m. with Roll Call.

Klitzka motioned to approve the meeting minutes from November 18, 2025. Davison seconded. Motion carried.

New Business:

a) A RESOLUTION OF THE CITY OF CIRCLEVILLE IN AGREEMENT WITH THE CIRCLEVILLE TOWNSHIP BOARD OF TRUSTEES TO PROVIDE PUBLIC SAFETY AND LAW ENFORCEMENT SERVICES TO RIVER RIDGE TO BE EFFECTIVE AUGUST 1, 2025.

Discussion: Theis explained that the River Ridge Development on North Court St. is requesting the City provide EMS, Fire, and Police Services. Theis stated that she spoke with the Safety Director, noting that this Resolution would not require additional police officers, however, they're always looking to recruit more officers until they are fully staffed. Wynne, Planner, noted that the River Ridge project is subject to the annexation agreement with the township, meaning that when a project is annexed and being developed, the township will retain police and fire services, until those services are transferred to the City. Wynne explained that this Resolution is back dated because the City has been serving that area and this Resolution formalizes that agreement.

MOTION & ROLL CALL VOTE:

Klitzka motioned to forward the Resolution to the next City Council meeting on May 5, 2026, with a recommendation for adoption. Davison seconded. (3 Yeas, 0 Nays). Motion carried.

b) REVIEW OF THE 2023 MONTROSE PLAN FOR STRATEGIC DEVELOPMENT:

1. Economic Development Initiatives - Brian Hill, Executive Director of Pickaway Progress Partnership and Hannah Wynne, City Planner.

Discussion: Wynne gave a presentation of the Economic Development Strategic Plan & Fiscal Analysis Summary, with four main tactics. Tactic #1 being Circleville Industrial Site Development Marketing Strategy. Brian Hill explained economic development tools are to attract new businesses such as the Joint Economic Development District (JEDD), the New Community Authority (NCA), Community Reinvestment Areas (CRA), and Tax Increment Financing (TIF). Hill explained that they carry out business retention and expansion visits, highlighting the RCA Thompson property, Healthcare Logistics, and numerous other inquiries. Additionally, GE is under new ownership, the Phoenix Investors, who are working towards rehabbing and placing that facility back on the market. Hill spoke briefly about the Sofidel expansion project, and the Marriott Hotel project. Wynne talked about the commercial/retail developments underway; such as the Porter's Redevelopment that will be a Shell gas station and convenience store, the Racetrack gas station off St. Rt. 23, which has broken ground and will soon start building, and finally, the TownPlace Suites just south of Hampton Inn, which will be an extended stay Marriott brand Hotel.

Wynne moved on to Tactic #2; the City of Circleville Residential Site Development Strategy. Wynne outlined the goals in this strategy; addressing infrastructure and zoning to ensure sites are development ready, develop and secure incentives with governmental and educational partners, and secure development projects with residential developers. Wynne highlighted there are four major active projects currently, with two future annexations. Wynne provided an overview of the Northridge Road project they've been working on since 2020 and are up to 26 of their 41 permits issued. It is a stand-alone condo

development. Next, River Ridge is a 116 single-family home development off N. Court St., with 48 of the 116 permits issued. Heritage Ponds-Section 5, is a 68 single-family home development with 36 of the 68 permits issued. The Alto PUD is a combination of multi-family and single-family homes, and their final development plan has been approved, so they're now waiting for them to submit their final plat and are expected to break ground this summer. The Wesley Commons PUD is near the Circleville City Schools Campus, with 78 single-family units and 92 duplex units with the final development plan approved and engineering is wrapping up, and they're awaiting their final plat to be submitted as well. The Jodiro PUD, a 596 total multi-unit development, has been at a standstill lately, though they will need to continue developing by July of this year to keep their project active. The Cellar Lumber Redevelopment, former Cellar Lumber site, is currently tabled with the Judicial Committee but there is an application to rezone for multi-family residential development. Clifton Estates is an extension of the current Clifton Estates, with a total of 65 single-family homes and their Phase 1 final plat has been approved, which is 21 lots, and are expected to start building this summer.

Wynne explained Tactic #3 being Downtown Redevelopment Strategy; Mayor Blanton will speak on the Small Nation report.

Wynne explained Tactic #4 is to enhance overall quality of place/life, emphasizing the plan focuses on parks and trails and they've acquired three new properties, being roughly 50 acres added to the park system, and two of those properties were purchased with a grant. Wynne stated they're looking forward to developing those parks/walking trails, as well as redevelop existing parks. Wynne also noted improving communication such as the Loop and the Q&A corner is a positive way to reach out and interact with the community. Mayor Blanton expressed appreciation for Wynne's Q&A corner and all the work she puts into it, stating it has been well received by many in the community. Additionally, Davison suggested that those in the community who are unhappy or have questions for the City should utilize the Q&A and weekly newsletter, expressing that it has been helpful and educational for him.

Wynne also pointed out that Code Enforcement is another factor in quality of life/place that they've been focusing on for the past four years, emphasizing that keeping the neighborhoods and community clean and safe can improve one's quality of life. They expressed appreciation to Wynne and Michelle Cockerham, the new Code Enforcement/Zoning Inspector for their hard work and dedication to the community. Wynne stated they're also working on an active transportation plan and will have their first progress meeting next week. They received a grant from ODOT to fully fund this plan. Wynne pointed out they'll take a comprehensive look at all sidewalks, bike lanes, and trails across the City. They highlighted that there will be another meeting soon to discuss parks and the specifics as there's a lot of details/information to cover.

2. Downtown Development Report by Small Nation - Mayor Michelle Blanton.

Discussion: Mayor Blanton presented the Small Nation Report and spoke about their trip to Bellefontaine, OH where Small Nation is headquartered, stating that Small Nation came to visit Circleville as well. They began at Joy House Coffee and walked around and observed various businesses downtown. Mayor Blanton talked about her meeting with Small Nation to discuss their recommendations for Circleville including buildings and signage strategies, and common areas for the Community to sit and enjoy. They made additional recommendations regarding marketing and billboards, stating that many of the recommendations they provided would utilize assets that Circleville already has and build upon them. Mayor Blanton emphasized that some of their recommendations would require participation from property owners.

Old Business: None

Davison motioned to adjourn the meeting at 6:50 p.m. Klitzka seconded. Motion carried.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.