

CIRCLEVILLE BOARD OF ZONING APPEALS MEETING MINUTES 4/27/2026

The Board of Zoning Appeals convened in City Council Chambers on Monday, April 27, 2026, at 6:30 p.m. Members present: Chair Kevin Dreisbach, Vice Chair Dennis Garlington, Fred Kennedy, Misty Laxton, Connie Kelly and Assistant Clerk Sarah Kolesar. Other guests present: Council Liaison Tom Klitzka, Planner Hannah Wynne, and Zoning Inspector Michelle Cockerham.

Dreisbach called the meeting to order at 6:30 p.m. with Roll Call.

Chair and Vice Chair Elections:

Speakers sworn-in are Applicant John Ankrom, 1301 Maple Dr., Circleville, Oh. 43113, Jim Cooksey, property owner, and Jack Roy, 1530 Pecan Place, Circleville, Oh. 43113.

Kennedy motioned to approve the meeting minutes from November 24, 2025, and February 9, 2026. Garlington seconded. Motion carried.

1. Officer Elections:

MOTION & ROLL CALL VOTE: Kelly motioned to nominate Kevin Dreisbach as Chair. Laxton seconded. Roll Call. (5 Yeas, 0 Nays). Motion carried.

MOTION & ROLL CALL VOTE: Laxton motioned to nominate Fred Kennedy as Vice Chair. Garlington seconded. Roll Call. (5 Yeas, 0 Nays). Motion carried.

2. PUBLIC HEARINGS:

a) **#1-26 Change or Continuation of Non-Conforming Use:** Requested by: John R. Ankrom, 1301 Maple Drive, Circleville, Ohio 43113. Property address: Train Station Meats & Market 161 Edison Avenue, Circleville, Ohio 43113. Expansion: Covered porch for weather protection 20'x 43'.

Parcel# A0541000002800 / A0541000002900

Property Zoning District: IE

DISCUSSION: Wynne explained this application is for a non-conforming use. Per code, you can expand a non-conforming structure if it doesn't make any non-conformities worse. Expansion is to the front, so it does meet the front yard setback. Wynne explained a non-conforming use may be expanded one time up to 25% of the original footprint size, and the proposed expansion is just under 15%. Jon Ankrom, applicant, pointed out that Jim bought the market in 2022 and initiated improvements, noting that part of this expansion is to provide weather protection for customers. There will be a 4x4 business sign attached as well. There is a sign already in place on the building since 2022, and the plan would be to relocate it to the front of the building. Jon emphasized that currently, deliveries are being loaded/unloaded in the rain and goal is to provide weather protection for them, and to customers walking in as well. Jack Roy spoke, stating he owns the building next to the Train Station market. His building has 4 locations, and the proposed expansion would prevent access to one of those locations. He said he would be unable to back into the garage door with a truck and trailer without making an 8-point turn. Roy expressed concern that this would be an issue if he ever wanted to sell or lease this building out in the future. Roy provided photos of his building and where the proposed expansion would be in relation to the entrance.

MOTION & ROLL CALL VOTE:

Kennedy motioned to approve COA#1-26. Kelly seconded. Roll call. (5 Yeas – 0 Nay). COA #1-26 is approved.

Other Business: None

Laxton motioned to adjourn the BZA meeting at 7: 20 p.m. Kelly seconded. Motion carried.

Minutes prepared by: Sarah Kolesar, Assistant Clerk.