

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

Wednesday, July 1, 2026
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, Michelle Blanton, Kim Frericks and Clerk Suzanne Channell. Jim Stanley was excused.

Michelle Blanton 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. No one to swear in.

The item on the agenda was a **Zoning Amendment** to allow an additional 10% lot coverage in all residential districts as requested by the City Planner.

Zoning inspector Michelle Cockerham discussed this amendment and stated there have been several variance applications to approve additional lot coverage, resulting in additional Board of Zoning Appeals meetings which is the reason for this amendment.

Kim Frericks made a motion to adjourn the Public Hearing, seconded by Dick Liston. All in favor, Public Hearing adjourned at 5:32pm.

The regular Planning & Zoning Commission meeting was called to order at 5:35pm.

Roll Call.

Approval of minutes:

A motion was made by Mike Combs to approve March's meeting minutes, seconded by Dick Liston. All in favor, motion carried.

The first item on the agenda was the recommendation to Council to allow an additional 10% lot coverage in all residential districts as requested by the City Planner.

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

The last item on the agenda was the **pre-application meeting** as requested by Cris Moore with Roundtown Developers for Scioto Preserve located at Parcel ID A01-0-001-00-063-01, A01-0-001-00-133-00, A01-0-001-00-133-01, A01-0-001-00-136-00, A01-0-001-00-137-00, A01-0-001-00-138-00, A01-0-

001-00-139-00, A01-0-001-00-139-01, A01-0-001-00-139-02 and A01-0-001-00-139-03. These parcels are currently pending annexation into the City to be zoned Planned Unit Development.

Cris Moore said the property is located on the north side of town at N. Court St. & Bell Station Rd. where the Van Camp farmland currently exists. There are 310 acres there that will hold approximately 1,200 units. They anticipate adding roughly 100 homes per year and this is a multi-year development. There will be open space, trails and trees throughout. The amenities will include a 5,000 sq. ft. clubhouse, fitness center and golf simulator.

Nick Summers was there with the builder, Ryan Homes. He said this would be a destination community. The price range would be the upper \$200, 000s to the lower \$400,000s. This area would be 100% residential to include homes and apartments and will also be low density.

Kim Frericks mentioned there are new subdivisions going in now that are similar home styles.

Cris Moore said this one will have an amenity package of 8,000 sq. ft. club house / community space and will be marketed addressing the need for reasonably priced housing that looks good.

Kim asked about the traffic impact at N. Court & Bell Station. Cris said they have plans to improve it with a roundabout at the main entrance and possibly one at Bell Station. These are all subject to county, City and ODOT approval.

Dick Liston likes the proposal but has concerns about the number of cul-de-sacs on the plans. This is a concern for emergency vehicles.

Cris Moore stated they are having a Community Outreach Study at the Pickaway County Library on July 22nd and encourages the neighbors to attend and ask questions.

Mike Combs made a motion to adjourn, seconded by Megan Travis. Meeting adjourned at 6:03 pm.