

City Hall Bldg. Council Chambers
127 South Court St. 2 Fl.
Circleville, OH.
Clerks
Linda Chancey and Brandi Spencer

RE: Amending the existing Circleville Zoning Codes and Maps.

Circleville City Council met at Circleville City Council Chambers Circleville, Ohio on Tuesday, May 17, 2022, at 6:30 P.M. The following Council Members were present: Council President Barry Keller; Michelle Blanton, At large; Katie Logan Hedges, At Large; Tom Duvall, At large; Jeff Hallinin, First Ward; Caryn Koch-Esterline, Second Ward; Todd Brady, Third Ward and Sheri Theis, fourth Ward Linda Chancey and Brandi Spencer, Clerks. Others in Attendance were Mayor Don McIlroy, Jim Stanley, Service Director, Holly Mattei, Crossroads Community Planning, and Hannah Wynne, Zoning Inspector.

Roll call

Keller called the Public Hearing meeting to order with roll call. No Absent
Holly Mattei was sworn in.

The Public Hearing notice was published in the local news media Circleville Herald newspaper on April 14, 2022. There were no phone calls, emails, or correspondences regarding this Public Hearing.

Keller stated the purpose of the Public Hearing is to hear public comments as requested by Planning and Zoning regarding the revisions to the Circleville Zoning Code and the Circleville Zoning Map.

Mattei gave a background and overview of the process for the revisions for the zoning codes. Mattei explained the proposed revision that was recommended by Planning and Zoning were

1. That Section 1117(f)(3)(E) – Existing Non Conforming Uses, Buildings, Structures & Land – Abandonment be revised from six (6) months to one (1) year.
2. That Section 1145.10 – Food Trucks/Trailers/Food Push Carts/Food Tents be revised to eliminate the current language regarding time frames and replace it with language that limits food trucks to the same location for a period of three consecutive days within any seven consecutive calendar days. The food truck operator shall be responsible for obtaining this zoning permit. The permit will be subject to administrative approval rather than a conditional use permit through the BZA (as proposed in the March 4 draft). Add language requiring self contained water and wastewater tanks and address daily disposal methods.
3. That Section 1145.09 – Fences – be revised to allow privacy fences along the side and rear lot lines when located behind the principal building. Privacy fences shall not be permitted along any front lot lines.

Mattei “The proposed changes below have not yet been added to the attached draft, as they were not specifically considered by the Planning Commission. Please note that any changes identified during the Council review that vary from the Planning and Zoning Commission’s recommendations, including those in the below tables and maps, must be approved by no less than $\frac{3}{4}$ of the Council.”

“1 Chapter 1105 Definitions Add a definition for Tract

2 Boards and Commissions 1111.01(b)(6) and 1111.03(b)(10)(A)

These sections discuss a recording secretary for the various boards. Staff recommends that the "may" be revised to "shall" in both places.

3 Variance Applications 1113.05 Add language to clarify that a Zoning Permit must be applied for and denied prior to applying for a variance.

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4 Historic Review Section 1113.10(m) – Penalty The penalty section reflects the language that the Strategic Planning Committee provided. Consultant recommends referencing Chapter 1115 so that the escalating violation fees can be applied, and the penalties are consistent throughout the entire zoning code.

5 Non Conforming Section 1117(f)(3)(c) Clarify language for repairs and maintenance of nonconforming structures

6 Chapter 1137 PMD - Add language allowing the Zoning Commission to waive or modify the mix of use percentage requirements on any proposal regardless of size. This waiver currently only applies to parcels less than 20 acres.

7 Chapter 1145 General Development Standards Add setback and minimum lot size requirements for cell towers. In the current draft, cell towers are considered to be a part of a Communication Facility which would be permitted in the GB and CS districts with site plan approval from the Planning and Zoning Commission. Staff thinks adding setback and minimum lot size requirements would assist the Planning and Zoning Commission in its site plan review. “

Hallinin questioned Mattei on the proposed changes regarding chapters or Section # and Descriptions summary sheet, Hallinin questions will be further discussed in next the judicial committee meeting

Mattei showed the six proposed maps changes and explained the districts definition that was placed on it.

Keller stated the Zoning codes revisions and map changes are assigned to the Judicial Cmte for further discussion and then forwarded to Council for three readings.

Keller closed the public hearing at 7:01 pm.

Respectfully submitted by

Linda Chancey, Clerk