

**City of Circleville  
Planning and Zoning Commission  
104 East Franklin Street  
Circleville, OH 43113  
(740) 477-8224**

**Wednesday, July 6, 2022  
City Council Chambers**

**MEETING MINUTES**

**Members Present**

**Dick Liston  
Mike Combs  
Kimberly Frericks  
Beth Mason  
Don McIlroy  
Dorcas Morrow**

**Visitors**

**Craig Stevenson- H&S  
Daryl Wolfe  
Jeremy Newman  
Gary Smith – G2**

Don McIlroy called the meeting to order at 6:00 p.m.

Roll Call was done. Jim Stanley is on vacation and Don McIlroy will lead the meeting tonight.

**Approval of Minutes**

Mr. McIlroy stated everyone had received a copy of the June minutes and asked if there were any changes/corrections.

Kim Frericks stated there was a minor correction. On the fourth page, where the meeting was called to order, after the approval of minutes. It states Tonya Thompson asked the question about HOA fees and actually it was Kim Frericks. Brenda will make that correction.

Kim Frericks made a motion to approve the minutes with the above corrections and Dorcas Morrow seconded the motion. All in favor. Motion carried.

**Request to Extend Preliminary Plan Approval**, as requested by Harrel and Stevenson, 2869 N Court St., Circleville, OH 43113 for North Meadows Subdivision in an R2 Single Family Residential District.

Don McIlroy stated he wanted to briefly discuss the first item on the agenda before they come to speak. This first came before this board March 6, 2019. There was a lot of conversation that day from citizens. There were a lot of questions and answers. They requested a preliminary plan connecting the two Juhl Road dead ends between Marshall Addition and Meadow Drive.

After much discussion, the vote was taken and the vote was 3 Yeas and 1 Nay. The motion carried to approve the preliminary plat.

Craig Stevenson, Harrel & Stevenson, Civil Engineers and Surveyors, 2869 North Court St., Circleville, OH 43113 stated he had a larger version of the drawing that was included in your packets. This is the same Preliminary Plat with the background imaging turned on and color added. We are calling this North Meadows. The adjoining subdivision is called the Meadows Addition. This was previously approved in 2019. It is zoned R2, so as you know that is the larger lots, 80 feet of frontage and 100 feet frontage on corner lots. Roughly a tenth of an acre is the minimum lot size. The thirteen proposed lots all meet the basic minimum requirements. The thoroughfare plan requires that Juhl Road be connected. Juhl Road is currently stubbed here at Meadow Drive and there is another Juhl Road in the unincorporated township at the other end. Just for reference, the corporation line runs the perimeter there. This piece is the last piece of town.

This was approved in 2019. As you may recall, the last couple years have been interesting. It has interrupted a couple different things. We are back tonight to proceed forward. They have a builder, Arbor Homes. A packet that was handed out is attached to these minutes. As the plan stands currently, they would like to acquire all 13 lots. That would be the single sole building in there. They are new to the area, but they seem to be a good, reputable builder. They are currently constructing some homes in Mt. Sterling.

Craig stated they have taken the step and prepared the full set of engineering drawing and submitted to the City for review. They are awaiting signatures on the subdivision plans. That is typically a step that comes after this meeting, but in this case since it had previously been approved, we have gone ahead with the next step. Construction could proceed with this quickly.

Don McIlroy asked if there is anyone in the audience that wishes to speak, you feel free to do so before we conclude our discussions. You will be given 3 minutes to speak. The clerk will indicate when you have 1 minute left.

No one in the audience requested to speak.

Mr. McIlroy stated he had a statement to make. It is important to know that the City has had a comprehensive plan for many years. It dates back to the 80's and 90's. That plan has always shown Juhl Road to be a thoroughfare road. It fits well within the comprehensive plan. You will need to return a subdivision plat application and then there will be a Public Hearing.

Dick Liston made a motion to approve the extension and Beth Mason seconded the motion. Mike Combs Yea; Don McIlroy Yea; Kim Frericks Yea; Beth Mason Yea; Dick Liston Yea; and Dorcas Morrow Yea. All in favor. Motion carried.

**Preliminary Discussions**, as requested by Gary Smith, G2 Planning Design on behalf of the developer for Parcels A0510010022106, A0510010022101, A0510010022104, N3100010027100, A3500010002200, and A3500010002300.

Gary Smith from G2 Planning Design was here to present.

He stated there are two different sets of properties to discuss today. The first one is an old section of Lakeside Glen that was never developed. There is a piece in the center that is about 31.1 acres that was never actually finished as part of the subdivision. You can see on the map that there are a lot of these road dead end. They were all supposed to extend through and connect at some point. It was never actually plotted and there were no plotted lots available of record in GIS. He has a client that has an interest in the three parcels that are part of that development. The stormwater pond for a portion of it was actually built as part of it and still sits there. It is currently in R2 and R3 zoning. We would like to take a look at platting it in more contemporary standards. We are proposing to continue on that single family pattern, but have a mix of lot sizes. Would like to incorporate some 70-foot lots, some 65 and some 60-foot lots. What we see today in the market place has changed in terms of what buyers are looking for especially with the rising costs. Buyers are trying to get smaller lots because the lot itself adds a lot of cost to the cost of the home. For every 10 feet in the width of the lot, it adds about \$10,000 - \$12,000 to the cost of the lot itself. That is just in the development of the lot. Some of that cost also gets multiplied into the cost of the house. That 10-foot wide, larger house can cost \$30,000 - \$40,000 more. Builders are using basically the same footprint. Most builders are not building that wider, split-level home. They are building a home that is narrower in the front and deeper in the back. On these larger lots, you get a 40-foot-wide footprint, but then you have just an extensive amount of side yard that ultimately is not benefiting the homeowner and they are not looking to pay for that additional lot size. We believe this is a good opportunity to keep this moving forward and re-energize the project and the single-family market. Initially, we looked at maybe submitting this as PUD because I don't think we can fit this into a single zoning category. We are here tonight to share this with you and get your thoughts.

Mr. McIlroy asked if anyone in the audience wished to speak on this and there was no one.

Mike Combs asked who the developer was.

Gary stated Al Coughlin.

Question was asked if this was the same one that was doing the project on 23 south of the City of Delaware.

Gary stated yes.

Jeremy Newman, 339 Victor Drive, Circleville stated he actually lives in that little stub of a road just south this area. He stated he knows this property. He stated he lived here about 7 years

and this property does not get farmed. It is just sitting there. A lot of times it is overgrown, water sits there. It is a blight place. He stated he would love to see this get used for this.

Kim Frericks inquired how many lots were there?

Gary Smith stated 106 lots, in addition to what is already built there.

Kim also asked how conforming is the lot sizes being asked for this compared to the ones already there.

Mr. Smith stated what is already there, ranges between 65 – 70. The category splits in there. Some are R2 and some R3.

Gary Smith stated the next development he wants to discuss is a bit larger piece in a previously relatively undeveloped section of the City. It is a mix of two properties. One is the Joidio Property and made up of two different parcels and then the Shaw property. The Shaw Property itself is currently not in the City. It would require annexation into the City. That may affect the timing of how we go about some of what we are proposing here. There is still an interest in doing it even if we have to zone it in two phases to accommodate the lengthy annexation process.

Don McIlroy stated we have a pre-annexation with the township and it is pretty seamless. It would be a lengthy process but it would have to be initiated by the property owner.

It is across from The Ohio Christian University. This is a potential growth corridor for the City in addition to providing some needs for residents and other things associated with the University. It is primarily farm land. Has a ditch line/creek that runs through it and also one on the Shaw property. Those are the only two environmental pieces to it. There is an easement currently that run through it as the project is being planned. There is a small stand of trees there also. They are proposing to do a mixed residential community. Rather than develop the entire property into one particular product type, they want to be able to offer multiple, different residential products to serve a variety of lifestyle needs. Looking at serving an opportunity for a family that has kids going to school at OCU, younger professors who need a place to rent, also incorporate some traditional single-family homes, some duplex homes and then also a senior living (a senior rental) project. This would be similar to Redwood Community Living. Essentially, they are single story, all ranch style, apartments that are attached. These are similar to a townhome. They are not stacked like apartments. They are rentals with a garage. They essentially become a way for people who are empty nesters, who don't want to maintain their home any more. They don't want to mow their yard and walk up and down stairs anymore, but also might want to be a little more mobile. They want to pick up and leave for 6 months as they want and not have to worry about how the outside of the home looks. These people choose to live in a community that is maintained by someone else. It is a product that is really catching fire in the marketplace. It is a very aging demographic when you look at the

population trends. Offers a different opportunity for those that are wanting to move out of their single-family homes and generally want to stay in the community they raised their kids in. This development would also have town homes that would help young professionals that can't necessarily afford a home yet, but need to start developing some equity or maybe for students to pick up for a year.

This development will help to blend a variety of different residential product into this community to serve the needs of the growing community and the needs of the university across the street. The total site is 201 acres. Total dwelling units including all the different products is 800 units. You can see how it spreads out, along Lancaster Pike there will be traditional duplex homes and then town homes, then apartments for students and others that want to rent and then on the south side of the creek, up against the existing platted area, there will be single family and then some additional single living. Plan to use some of the open space to preserve the very nice strand of trees and then moving again into single family from busier Lancaster Pike over toward some of the existing homes along the east and the south. There will be a road network that would get finished to service all of this area with multiple access points to help to distribute the traffic and not overload one certain point. A few different lot sizes will be options. They will offer different lot sizes trying to transition the density so they work toward larger lot sizes as they get closer to the existing residential.

This would be another PUD – Planned Unit Development as this is the only way to put this plan together. There is not one real district that fits all of this. Looking for feedback from tonight's meeting and hope to be able to turn this into something a little more real and get an actual application in front of you soon.

Mr. McIlroy asked if anyone in the audience wanted to add any comments. There were none.

Mr. McIlroy then asked committee members if they had any questions or comments.

Dick Liston asked if this would be a phased development.

Mr. Smith stated yes. One of the good things about doing a community that has a mix of product types, is that you can actually start selling each one of those products at the same time. All of these will take time to phase as they go through.

Dick Liston asked if there were any plans for any commercial areas.

Gary Smith stated they did not have any plans for commercial at this time, but would be open for discussion. There is pretty limited access on Lancaster Pike so part of it would be the access and the frontage and the traffic, so they would have to look to see how marketable that would be.

Dick then asked about trails and recreational areas.

Mr. Smith stated with this plan, they had not gone into detail at this point, but as they prepare for the application, certainly everything will be connected by sidewalk, there will be opportunity to have trails in the open spaces to connect some of the spaces up.

Kim Frericks asked when it comes to the various sub areas, so essentially you could start each of the sub areas phased in. Is there any concern about that and the time it would take to develop the area as a whole instead of pieces here and there?

Gary Smith stated that in reality what that tends to do is help the development build out quicker. Each sub area will have its own market segment and as those buyers come in, people will be specifically looking for a duplex or town home. Sometimes they come in looking for a single-family home and see they can't quite afford it just yet; this gives them other options in the same area. This gives people different opportunities depending on where their life-style needs are.

Kim asked if the senior living area and townhome areas would be cared for and maintained? Would the same be for the single-living area?

Gary explained yes, but in different levels. The way the association for these types of products work is there a two-level system. Each individual sub area has its own home owner's association or owners' association and they all take a different level of activity. In the single-family homes, everyone mows their own yards and maintain their private property and then the association maintains any open space, entry features and those things. For the senior living rental those areas would be completely maintained. They would have their own association that maintains the entire area. Townhomes would have a home owners association that would take care of all of the mowing. The duplex is the same way, more like single family. Privately owned and the owner takes care of their half of the lot. Each one of the sub associations are wrapped into master association. That master association will cover all common open space for all of them (the tree area, detention pond, etc.).

Kim asked if on Stoutsville Pike, is it sub area C, the area that is already built out a little bit? Is this the area where there are already homes there? How many of those homes are filled.

Gary stated yes. It has been developing for some times but never gained a lot of momentum.

Don McIlroy stated those existing homes are full right now. There is one lot open and they are building on it right now.

Dorcas Morrow inquired if the townhouses would be rentals or private owned.

Mr. Smith stated they have not had any in depth conversations about that, but he would see it leaning toward private ownership. A more definite decision would be made by the time they

get to an actual application. There are some advantages to both. Students may be looking at a townhouse instead of an apartment, so they would have to study this a little more. Don McIlroy stated he has looked at the larger map and has a concern about the traffic control signal on 22. How is that going to join up with the university? Where are you proposing the signal to be in conjunction with the university?

Mr. Smith stated there is a very limited window of access on the Joidio property and there is a little bit more frontage on the Shaw property; which is not touching the university. There will have to be a traffic study done and review the impacts to determine what improvements would need to be made.

Mr. McIlroy stated ODOT would need to be involved. He also stated he would like to publicly thank Mr. Coughlin for his potential investment into the community.

Mr. McIlroy stated this meeting for discussion tonight is a required pre-application meeting. This group would have to come back for several other plats, etc. Tonight's is just a required pre-application meeting.

Kim Frericks made a motion to accept this as a pre-application meeting and Dick Liston seconded it. Mike Combs Yea; Don McIlroy Yea; Beth Mason Yea; Kim Frericks Yea; Dick Liston Yea and Dorcas Morrow Yea. All in favor. Motion carried.

Next item on the agenda is **Discussion on Amending Zoning Code to include PUD.**

Mr. McIlroy stated the City is going through the process of re-writing their codes. We are operating under the old code as we work today. Yesterday City Council heard the first reading of the new code. It will be heard twice more before it can be passed. Anytime you do a new code, you miss something. One thing that we overlooked and missed was the PUD section. It is in the old code and very friendly to our developers. In the new code it is not in there and the code that is in there is not difficult for developers but it is easier for them to work under the old section. Hannah Wynne is here tonight. She is the Zoning Inspector and Code Enforcement Official.

Hannah explained that a couple of developers have come in and discussed how they wouldn't be able to do the project they want to do under a PMD. One that was just heard tonight was one of those. PMD – Planned Mixed Development in the new code requires a minimum of 40% of that development to be commercial. It was recommended to add the PUD section back into the new code that would allow for more flexibility with that. There are a couple other things in the PMD that are much more restricted where the PUD gives a lot more freedom to the developer. That is the reason for suggesting to add it to the new code as an amendment immediately after the new code passes. It would pass as is with the PMD and then we would ask to amend it to add the PUD section as is to the new code.

Don McIlroy stated we have hired code writer that has been helping us for the last year, Holly Mattai, and she does not see a problem with adding this.

Dick Liston asked if there would be a PMD and a PUD.

Hannah stated yes.

Dorcas Morrow made a motion to forward this amendment for a Public Hearing on September 7, 2022, seconded by Beth Mason. Donald McIlroy Yea; Dick Liston Yea; Mike Combs Yea; Dorcas Morrow Yea; Beth Mason Yea; and Kim Frericks Yea. All in favor. Motion carried.

### **ADJOURNMENT**

Dorcas Morrow made a motion to adjourn and Dick Liston seconded the motion. All in favor. Motion carried. Meeting was adjourned at 6:48 p.m.

Submitted by Clerk Brenda Short