

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

**Wednesday, August 3, 2022
City Council Chambers**

MEETING MINUTES

Members Present

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

Visitors

**Craig Stevenson – H&S
Daryl Wolfe**

Jim Stanley called the meeting to order at 6:00 p.m.

Roll Call was done. All members were present.

Anyone in the audience who wishes to address the Commission today was asked to stand and be sworn in. Brenda Short sworn those standing in.

Approval of Minutes

Don McIlroy made a motion to approve the minutes and Beth Mason seconded the motion. All in favor. Motion carried.

Discussion on amending City Zoning Code to include PUD. Hannah Wynne, City Code Enforcer stated a couple new developers in our area had commented the PMD guidelines were too restrictive for some of the new developments they are proposing and had asked if the City would continue to keep the PUD. Hannah stated it is being prosed tonight to add the PUD guidelines to our new zoning code and align the section numbering to coincide with the new zoning code and the time line process. The ordinance to amend the Zoning Code has been prepared.

Don McIlroy asked if Holly, the zoning code writer, had been consulted.

Hannah stated, yes, she had worked with her on this.

Kim Frericks made a motion to move this amendment to the zoning code to council with recommendation for approval. Dorcas Morrow seconded the motion. Mike Combs Yea; Don McIlroy Yea; Jim Stanley Yea; Beth Mason Yea; Kimberly Frericks Yea; Dick Liston Yea; and Dorcas Morrow Yea. All in favor. Motion carried.

Re-Plat #2-22, as requested by Harral & Stevenson for Parcel #A0501510001709, located on US 23 South in Circleville, OH.

Craig Stevenson was sworn in. He is here from Harral & Stevenson.

Craig stated this is a replat of Lot B of Section 1. The preliminary plan was previously approved. This replat stems from requirements of the ownership/ developer. They curtail each. Hampton Inn is already there; this would be another hotel – Marriott Brand.

Jim Stanley stated they would need a variance for the height. They are requesting the location of the drive to be across from Starbucks entrance. City Council will have the final approval.

Mike Combs made a motion to move this on to Council, seconded by Beth Mason. Mike Combs Yea; Don McIlroy Yea; Jim Stanley Yea; Beth Mason Yea; Kimberly Frericks Yea; Dick Liston Yea; and Dorcas Morrow Yea. All in favor. Motion carried.

Final Plat #1-22, as requested by Harral & Stevenson for North Meadows Subdivision in an R2, Single Family Residential District.

Craig Stevenson stated they were here for an extension on the preliminary plat. Construction was delayed due to Covid and they were required to apply for extension. This was granted. Now they are ready to construct. There is a single home builder in contract. 5-acre parcel. 13 lots. There is a reserve for drainage. The full engineering plan was approved. They hope to be moving dirt in 1-2 weeks.

Jim Stanley explained there were some deficiencies listed on the application that must be corrected: developer's agreement, bond performance, engineers cost opinion. These must be corrected prior forwarding on to Council.

Jim Stanley stated tonight you could do a conditional approval.

Don McIlroy made a motion to forward on to Council with the above conditions being met, seconded by Kim Frericks. Mike Combs Yea; Don McIlroy Yea; Jim Stanley Yea; Beth Mason Yea; Kimberly Frericks Yea; Dick Liston Yea; and Dorcas Morrow Yea. All in favor. Motion carried.

Discussion, as requested by John Chaffin for proposed re-development of The Castle Inn, located at 610 S Court Street in Circleville, OH.

John Chaffin stated he has a business in South Bloomfield and is interested in the property at 610 South Court Street. He would like to develop as a high-end social club. The dues to be a member would help off-set the cost of the remodel. He stated he is looking to rezone the area.

Hannah stated she felt it would be a better fit to use PMD to accomplish this. There would be a hotel, restaurant and a club. Holly had actually made the suggestion when Hannah had discussed with her. It is a lengthy process to rezone.

Jim Stanley stated he is concerned with rezoning small pieces of property. He would prefer to do a language change to the code.

Don McIlroy stated he also would rather to a language change to the code than an actual spot rezone.

Jim Stanley stated there is not a formal motion to be made tonight.

Dick Liston stated he feels better about a language change versus spot rezone.

Mike Combs stated he agrees also.

Mr. Chaffin stated he is here tonight to see if the use of the property fits what is allowed before he actually purchases the property.

Jim Stanley stated they can come back to the September meeting with their proposal for the property. An ordinance would need to be done to amend the language.

Mr. Chaffin stated with their plan to sell alcohol, they would not sell until after Headstart was closed for the day.

Adjourn

Dorcas Morrow made a motion to adjourn, seconded by Mike Combs. All in favor. Meeting was adjourned at 6:30 p.m.

Submitted by Brenda Short, Clerk