

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, September 6, 2023

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order at 6:30 PM and asked for Roll Call.

Roll Call: Mrs. Paula Hay, Mrs. Sandy Boucher, Mr. James Graham and Mr. Vern Flowers

Absent: Mr. Jimmy Little

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the August 9, 2023 meeting.

A motion was made by Mr. Graham and seconded by Mrs. Boucher to approve the minutes.

VOTE YES: Mr. Graham, Mrs. Boucher, Mrs. Hay, and Mr. Flowers

VOTE NO: none

Motion Carried

Case # WJV23-0004 – Applicant: Mike Conway - Property address: 54 North Franklin Street - Request: To exceed the allowable lot coverage.

Mr. Tom Hale, Staff, stated that Mr. Conway applied for a variance to exceed the allowable lot coverage in an R-3 which is 25%. Currently, before any construction, the lot has 46% percent coverage. The request to add 156 square foot which would take it to 49% coverage. Mr. Hale said it should be noted that the dwelling itself exceeds the coverage and that it is a legal non-conforming.

Mr. Mike Conway, Applicant, explained to the board where he would like to extend the garage to. He said he was just replacing the concrete where the hot tub was at due to deterioration.

Case # WJV23-0004 – Applicant: Mike Conway - Property address: 54 North Franklin Street - Request: To exceed the allowable lot coverage.

A motion was made by Mrs. Boucher and seconded by Mr. Graham to approved the variance as presented.

VOTE YES: Mrs. Boucher, Mr. Graham, and Mr. Flowers

VOTE NO: none

Motion Carried

Case # WJV23-0003 – Applicant: Jay Harmeyer, Fisher Cast Steel - Property address: 56 East Town Street - Request: For a special permit in an M-1 District to allow a storage shipping container.

Mr. Tom Hale, Staff, stated that a month ago we had a request down the street which brought forth this container used by Fisher Cast Steel.

Mrs. Boucher asked if this was the same one, they approved a long time ago and that it is still sitting there.

Mr. Hale said that permit expired and was done before he was in this position.

Mrs. Boucher said that according to the ordinance it should be screened and set back so far.

Mr. Hale said that it is set back as far as it can be if they accept that.

Mrs. Kathy Russell, Purchasing Manager, said that the container is used for storage overflow. She stated that the owner did not realize it had an expiration on the permit.

Mr. Graham asked if it was going to be permanent.

Mrs. Russell said she felt that it was intended to be permanent.

Mr. Hale explained that he spoke with Mr. Harmeyer and that there are future intentions on taking down the car wash and create something more permanent there. Also, there are two additions going on that may change the use of the storage container.

Case # WJV23-0003 – Applicant: Jay Harmeyer, Fisher Cast Steel - Property address: 56 East Town Street - Request: For a special permit in an M-1 District to allow a storage shipping container.

A motion was made by Mr. Graham and seconded by Mrs. Boucher to approve the special permit for 1 year with screening be required.

VOTE YES: Mr. Graham, Mrs. Boucher and Mr. Flowers

VOTE NO: none

Motion Carried

Case # WJV23-0005 – Applicant: Circle K - Property address: Parcel #16-00054.000 & 16-00061.000- - Request: Proposed Circle K retail gasoline sales and convenience store preliminary and final site plan.

Chairperson Hay explained the public notice process.

Mr. Hale explained the two parcels have been rezoned to a PCD zoning. The request is for a preliminary and final site plan approval.

Public Hearing opened @ 6:50 PM

Mr. Brett Lamb, Applicant, was sworn in. Mr. Lamb said that the plan is to move the current Circle K. It will be approximately 4,000 square foot convenience store with six gasoline pumps. He feels it will bring more jobs with this type of amenity. Mr. Lamb said that with a larger store they will have more fresh food fast 24 hours a day.

Mr. Jesse Delarca, Wellers Corporation, was sworn in. Mr. Delarca went over the presentation. He said that the way the property was shaped was a challenge for them. This store is one of their new proto types. The property would contain a right in and right out where the current access is today. They will provide an additional access off Plain City Georgesville Road. Mr. Delarca said that when the property was annexed in that the concept for a gas station was given to the Village. He said along the neighbor's property they would be putting in tall colander type trees which would help with the screening of the lights, etc. The store will have sixteen up front parking spaces. Mr. Delarca said they feel they have come up with the best layout to fit the property. Mr. Delarca said they were addressing the storm water issues and explained where they were addressing it too.

Mrs. Boucher asked how close their driveway is to the home owners to the South.

Mr. Delarca said probably 150-200 feet.

Mrs. Boucher asking about the lightning and how it would affect the surrounding properties.

Mr. Delarca said that they put the lighting in a way that it shields it from them and explained that it is cast down.

Mrs. Boucher asked if the trees they were going to plant would hang over the fence.

Mr. Delarca said that they intended to grow up and should not spread toward the fence.

Mr. Graham asked if they would be clearing out the space for the retention pond.

Mr. Delarca said yes and there are still some details that need to be figured out.

Mr. Graham asked what kind of signs they would have.

Mr. Delarca explained the signs that there would have.

Mr. Graham asked if this would be a company owned store.

Mr. Lamb said that yes it would be.

Mr. Graham asked if they own this property.

Mr. Lamb said not currently.

Mr. Graham asked what would happen to the current property.

Mr. Lamb said they would be selling it.

Mr. David McAninch (106 Plain City Georgesville Road), is asking about the setbacks. He asked about the screening and who would replace them when something happens. Mr. McAninch said they have concerns about the lights shining in his back yard. He also said they would be concerned about the safety of his family. Mr. McAninch asked about the location of the trash dumpster and the fuel tanks. He said considering the retention ponds what about the mosquitoes they will attract. Mr. McAninch asked for some assurances that things will be maintained long term, not just initially.

Mr. Delarca addressed the setbacks and pointed them out on the screen. He said this is the plan they are presenting with the understanding they may have to make some adjustments.

Several people talking at the same time.

Mr. McAninch asked Mr. Lamb when was the last time he was in the current store.

Mr. Lamb said that is not their building.

Mr. Hale suggested they exchange information with the property owner and work out an agreement that they would bring to Council with the final plan.

Mr. Delarca explained the dumpster was located so that a truck would have easy access to but there will be screening. He did say that Circle K does not typically do the cooking. The food comes already prepared. Mr. Delarca pointed out the fuel tanks and where the canopy is located at. He showed the direction the trucks would go to refuel the tanks. He then explained about the right in and right out and that they could not change that because it is already there. Mr. Delarca said he apologizes if he missed anything.

Several conversations with the audience.

Public Hearing closed @ 7:49 PM

Case # WJV23-0005 – Applicant: Circle K - Property address: Parcel #16-00054.000 & 16-00061.000 - Request: Proposed Circle K retail gasoline sales and convenience store preliminary and final site plan.

A motion was made by Mr. Graham and seconded by Mr. Flowers to recommend to Council the proposed Circle K retail gasoline and convenience store preliminary and final site plan.

VOTE YES: Mr. Graham, Mr. Flowers, and Mrs. Boucher

VOTE NO: none

Motion Carried

Case # WJV23-0001 – Applicant: Tim Converse - Property address: 281 West Main Street - Request: A variance to allow for a studio apartment above the garage.

A motion was made by Mr. Graham and seconded by Mrs. Boucher to remove the case from the table.

VOTE YES: Mr. Graham, Mrs. Boucher, and Mr. Flowers

VOTE NO: none

Motion Carried

Mr. Hale stated that the property is in an R-2 zoning district. The request is to put a studio apartment above the garage. He then explained to make it habitable it would have to go through the building process.

Mr. Graham asked if that was what the variance is for to go from a single to a multifamily property.

Mr. Hale said that is correct.

Mr. Flowers asked if they could approve it with the stipulation that it is for family only.

Mr. Hale said you could not do that.

Mr. Tim Converse, Applicant, 281 West Main Street stated that he has no intentions on renting this out. It is intended for family. Mr. Converse said it is the most economical way for him to do this and he is willing to answer any questions the board may have.

Mrs. Boucher asked if they would have to run water back there.

Mr. Converse explained that there is water there.

Mr. Graham asked if it had separate laundry facilities and trash pickup.

Mr. Converse said yes it will have separate laundry facilities. The trash pickup will not be separate.

Mr. Graham asked if it would have a separate mail address.

Mr. Hale said that once 9-1-1 is notified that it is living quarter, they might put a suffix on the address.

Case # WJV23-0001 – Applicant: Tim Converse - Property address: 281 West Main Street - Request: A variance to allow for a studio apartment above the garage.

A motion was made by Mrs. Boucher and seconded by Mr. Flowers to approve the variance as requested.

VOTE YES: Mrs. Boucher, Mr. Flowers, and Mr. Graham

VOTE NO: none

Motion Carried

Motion to adjourn by Mrs. Hay

Meeting Adjourned at 8:02 PM

Chairperson:



Mrs. Hay

Date:



**Respectfully submitted:
Kristie West, Staff
Department of Development**