

West Jefferson Ohio Planning & Zoning Commission
28 East Main Street
Wednesday September 3, 2025
Regular Meeting

Call to Order: Chairperson Hay called the meeting to order at 5:30PM

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

Absent: none

Motion to approve the minutes from Mr. Flowers and seconded by Mr. Graham for the June 4th meeting.

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

VOTE NO: none

Motion Carried

Case # PC-25-18 ~ Applicant: Gary Smith-Schottenstein Real Estate Group ~ Property address: 10-02022.000 / West Jefferson Kiousville Road ~ Request: To rezone the property from a C-Condo Zoning to PRD-Planned Residential District and the preliminary development plan.

Public Hearing Opened at 5:33PM

Chairperson Hay stated that she will be conducting the meeting, however, will abstain and not vote because of being within 200 square foot notification.

Mr. Tom Hale, (Staff), stated that the request is to rezone the parcel adjacent to the condos. The requirements of Ordinance 1125 were met by the applicant. The development text was submitted, reviewed, and approved by staff. Mr. Hale reminded the board that on July 7th, 2021, heard this case to rezone. Planning Commission approved as well as Council, but the developer did come back to Planning Commission with final approval.

Mr. Gary Smith, Owner-G2 Planning and Designer, was sworn in. He said that he appreciated everyone's time. He explained that it is a 50.3-acre site. Mr. Smith said that they understand that the property lines have some deficiency and that they don't have the full boundary survey at this point. He explained the site and said they will try to preserve as much of the natural areas and keep the development in the center. He pointed out a gas line that runs right through the center of property. They want to create a single-family home on simple lots with a total of 160 units with a density of 3.18 units to acre. The Richmer has 92 units with a density of 3.06 units to the acre. Mr. Smith said there will be one entrance off the main road. He said that they have plenty of open spaces. All developments are required to have a cluster mailbox unit required by the post office. About 19 acres in the development is open space. The signage will be simply along the road. Mr. Smith said he knows there will be concerns regarding the drainage. With new development they must accommodate all the drainage and not allow them to shed it off-site. He said that they will have a comprehension drainage so this should help any issues that are out there.

Mrs. Boucher asked if any rainwater coming off the field would be taken care of by this development.

Mr. Smith explained that the storm sewers empty into the pond now. Then the pond has an outlet with a restrictor plate that releases water at a slower rate.

Mrs. Boucher asked about the ponds being kept moving so there are no problems with the mosquitoes.

Mr. Smith said yes, there will be bollards in there most likely or a fountain.

Mrs. Boucher asked if they could put a fence around the pond.

Mr. Smith pointed out the only area where he feels it could happen. He said they would work with the Village and try to address any concerns.

Mrs. Boucher asked who takes care of the green space until the HOA is in place.

Mr. Smith said that the HOA is run professionally now. The developer typically controls the HOA until most of the homes are sold then it would be turned over to a professional HOA company.

Mrs. Boucher said there are sidewalks and asked if there will be street parking there.

Mr. Smith said there will be parking on one side of the street.

Mrs. Boucher asked how much these houses will start out at.

Mr. Paul Coppel, Co- Founder for Schottenstein Homes, said they hope to start off in the high \$300,000.

Mr. Vern Flowers asked if they would address the boundary lines.

Mr. Smith said that yes, they would with the final survey boundary.

Mrs. Boucher asked if this was approved when they would start.

Mr. Coppel said that they would hope to start moving dirt in the winter. The hope would be to sell 25-30 homes a year and to be built out in 4-5 years.

Mr. Lepard asked who would be taking care of the land in the back around the homes.

Mr. Smith said that it would be the HOA.

Mr. Graham asked if they could purchase a lot without building a home on it.

Mr. Smith said no, you could not.

Debbie Krivicich, President of the Richmir Condo Association. (603 Elaine Drive), asked about the HOA taking care of the open areas and maybe play areas. She said that some of the trees that are close to the condos and how this will be managed. Ms. Krivicich is concerned about children going through the Richmir properties because there are no sidewalks.

Pam Price stated that she does not work for the Village of West Jefferson schools. She feels this is a good thing for the community. She said that the enrollment at the schools is down, and we need to fill the schools to keep West Jefferson alive. Ms. Price gave the board the enrollment number from the school district. She said that this year's senior class has gone down to 76. Her class was 120 students.

Jenny Dragoo, she said she appreciated Mrs. Boucher's questions. She does feel like the prices are high for West Jefferson and would like to know the square footage and number of bedrooms. Ms. Dragoo asked about the playground equipment and where it would be.

Carlene Thomas, (202 Kings Way), she would like a definition of residential zoning. Is this going to be single-family homes/multifamily houses.

Jack Eiselstein (527 Eldon Drive) said that there are only 4-5 homes that are going to be against the condos and asked what type of barrier there will be.

Mr. Smith explained that the open space in the corner will stay. He said the only way this would change is if someone filed a new application which would have to go back to the board. That space will be owned and maintained by the HOA and is intended to stay a natural area. Mr. Smith said that if there is any playground equipment it would be determined by the HOA. Then he explained that the curb he was referring to is in their cul-de-sac. He said that when they get into the engineering part of this, they will make sure that the concerns are taken care of. Mr. Smith said the HOA would work with the condo association. They would not want the kids to walk through the condos. Mr. Smith agrees this will be good for the community and will help bring in children. He explained that some of the school funding is tied to enrollment. Mr. Smith said he feels this development is good for the community. The square footage will be anywhere from 1,500 to 2,400. Mr. Smith said that in this case it is strictly a single family residential and there will be no multi-family. They also did the open space for landscaping and will put a buffer between the house and the condos.

Public Hearing closed at 6:27PM

Case # PC-25-18 ~ Applicant: Gary Smith-Schottenstein Real Estate Group ~ Property address: 10-02022.000 / West Jefferson Kiouville Road ~ Request: To rezone the property from a C-Condo Zoning to PRD-Planned Residential District and the preliminary development plan.

A motion was made by Mrs. Boucher and seconded by Mr. Lepard to recommending to council approval rezoning the property from a C-Condo Zoning to PRD-Planned Residential District and the preliminary development plan with the following conditions.

1. That there be a commencement date established by Council.
2. A final boundary survey completed prior to final approval by Planning Commission.
3. All variances to the PRD (Planned Residential District) were accepted.

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

VOTE NO: none

Motion to adjourn by Chairperson Hay @ 6:32PM

Chairperson:

Paula Hay
Paula Hay

Date:

10-8-2025

Respectfully submitted:

Kristie West, Staff

Department of Development