

West Jefferson, Ohio Planning & Zoning Commission

28 East Main Street

Council Chambers 6:30 PM

Wednesday, February 5, 2020

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order of the West Jefferson Planning & Zoning Commission and asked for a Roll Call at 6:30 PM.

Roll Call: Mrs. Paula Hay, Mrs. Sandy Boucher, Mr. Jimmy Little, Mr. James Graham and Mr. Roy VonAlmen

Absent for Roll Call: none

Approval to accept the January 08, 2020 minutes:

Motion by Mr. Graham to accept the minutes, seconded by Mr. Little to approve the minutes from the January 8, 2020 meeting.

VOTE YES:, Mr. Graham, Mr. Little, Mr. VonAlmen, Mrs. Boucher and Mrs. Hay.

VOTE NO: none

Motion Carried

New Business: 70 Enterprise Parkway – Site Plan Approval & Landscape Variance.

Mr. Arnie Booth, (Staff) explained the discrepancy in the address. Mr. Matt McCann, E9-1-1 Coordinator, Madison County Sheriff's Office wanted the address amended to 70 Enterprise Parkway.

Mr. Booth stated that there is going to be a new building on an existing pad on Enterprise Parkway. The building size is 1,123,000 square feet. There will be a total of 136 loading docks which the ordinances only require 112 loading docks. Then there will be a total of 425 parking spaces/ 393 trailer parking spaces. Mr. Booth feels that the parking space per the ordinance is sufficient. The site has 3 retention ponds located on the property. Mr. Booth explained that he doesn't see any set back issues. As far as the landscaping goes it is a deviation from the landscaping ordinances.

Mrs. Hay stated that the landscaping plan we have now is hard to meet.

Mr. JD Barnes, (co-Applicant) stated that their plan was to match a lot of the park requirements.

Mr. Benjamin Miller, American Structurepoint Inc., explained that it is within the Big Darby Watershed, which is protected. Their master plan does meet all the requirements of the Big Darby. He stated all storm water and EPA regulations will be met on the site.

Mr. Booth pointed out that the board has the list of all the plants that will be on site.

Mr. Graham asked what is the variance for.

Mr. Booth stated that the variance is actually for the landscaping plan. He explained that all of the buildings in the Commercial Park have been allowed to deviate from the landscaping plan.

Mr. Miller said that they were mimicking what was along Enterprise Parkway and surrounding them.

Mrs. Boucher asked if they were following along with the types of trees that can be planted there.

Mr. Miller said that is correct.

Mrs. Hay asked if there were any questions.

Recommendation to Council: Site Plan for 70 Enterprise Parkway.

A motion was made by Mr. Little and seconded by Mrs. Boucher to recommend approval of the site plan for 70 Enterprise Parkway.

VOTE YES: Mr. Little, Mrs. Boucher, Mrs. Hay, Mr. Graham and Mr. VonAlmen.

VOTE NO: none

Motion Carried

Recommendation to Council: Landscaping Plan for 70 Enterprise Parkway.

A motion was made by Mr. VonAlmen and seconded by Mrs. Hay to recommend approval of the landscaping plan for 70 Enterprise Parkway.

VOTE YES: Mr. VonAlmen, Mrs. Boucher and Mrs. Hay, Mr. Graham and Mr. Little,

VOTE NO: none

Motion Carried

Old Business: School Zoning

Mr. Tom Hale, Director Building, Planning and Zoning Department, explained the school came to us and would like to build a new building on a parcel that has no zoning designation listed. Staff did some research and after getting several legal opinions, he met with the School District and decided to make it a PUD. This means they will present it to this board and they will make a recommendation to council to determine if it will be a PUD. A PUD will give the school more flexibility and Council would make a determination on what the plan would look like. The Staff is recommending to the Planning Commission that this become a PUD. There are 2 parcels that we are talking about tonight.

Mr. Little asked if there was a development plan for the PUD.

Mr. Hale said no there wouldn't be until this was created, what it will control is anything done from here on out.

Recommendation to Council: Parcel #16-00025.000 and Parcel #10-01900.00 to be a PUD zoning classification.

A motion was made by Mr. Little and seconded by Mr. Graham to recommend the PUD Zoning classification.

VOTE YES: Mr. Little, Mr. Graham, and Mr. VonAlmen.

VOTE NO: none

ABSTAIN: Mrs. Boucher

Motion Carried

Old Business: Contractor Registration

Mr. Hale explained that they had given the legal department the document for review and got the verbal approval but will not have the written document until Friday.

Mrs. Boucher asked if we should make a recommendation on this tonight.

Mr. Hale said as long as no one has any questions on it.

Mr. Little had some questions on it and felt there were gaps and that it was not consistent.

Mr. Booth said that the form would be fixed before it goes to Council.

Mr. Hale said that the document can't be changed until the ordinance is accepted.

Mr. Graham asked if we need to move on this or can we wait until we have the document.

Mr. Hale stated that we need to take care of this, but it could wait until the document was changed.

Mr. Graham is asking if we could table this.

Mr. Hale said that a lot of them have come in and was processed in January. Mr. Hale explained that we could have the document fixed and ready for the March meeting.

Mrs. Boucher stated that it appears that the board would be more comfortable voting on something they actually could see.

A motion was made by Mr. Graham and seconded by Mr. Little to recommend the Contractor Registration being tabled until the next meeting.

VOTE YES: Mr. Graham, Mr. Little, Mr. VonAlmen, Mrs. Boucher and Mrs. Hay

VOTE NO: none

Motion Carried

Staff Comments: Mr. Hale stated that are things that would be coming to the board in the future. They are finding conflicts between the Charter and the Ordinances that will need cleaned up.

A motion was made by Mrs. Boucher and seconded by Mrs. Hay to adjourn the meeting.

The meeting was adjourned at 7:16 PM

Next Meeting: March 4, 2020

Chairman: Mrs. Paula Hay
Mrs. Paula Hay

Date: March 4, 2020

Respectfully submitted;
Kristie West
Building, Planning & Zoning Department