

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, May 5, 2021

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. James Graham, Mr. Jimmy Little and Mr. Roy VonAlmen

Absent for Roll Call: none

Approval to accept the April 7, 2021 minutes:

Chairperson asked for a motion to approve the minutes from the April meeting.

Motion by Mr. Little to accept the minutes, seconded by Mrs. Boucher to **approve** the minutes from the April 7, 2021 meeting.

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

VOTE NO: none

ABSTAIN:

Motion Carried

Presentation: Protecting the Darby – by Heather Doherty, from ODNR (Ohio Department of Natural Resources) Robert Gable (ODNR, Scenic Rivers Program Manager), also addressed the audience.

New Business:

Case # V21-0008 - Property address: 216 Danbury Road - Request: is a variance to exceed the allowable lot coverage.

Mr. Tom Hale (Staff), said that the applicant was seeking a variance for a concrete pad. The property is zoned a R-2 (Residence District). The current lot size is 8,255 sq. ft with the current lot coverage of 2,550 sq. ft. The request would put the coverage at approximately 32%. The maximum allowed is 20%.

Mr. Wright (Applicant), explained that he was doing monolithic pad for the porch that would eventually have a roof on it. He stated that it will 11 X 14 and pointed it out on the screen to the board.

Mrs. Lisa Wooten said she lives next door and didn't have a problem with it.

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

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

VOTE NO: none

Motion Carried

Case # V21-0009 - Property address: 332 Parkdale Road - Request: is for a variance to exceed the allowable lot coverage.

Mr. Tom Hale (Staff), stated that the request was for a deck and a pool. He said the property is in an R-2 (Residence District) district and 20% was the maximum allowed. The current lot size was 7,208 and with the additional request it would put it a 43% coverage.

Mrs. Boucher asked if the pool was included in lot coverage.

Mr. Hale said yes it was and the deck as well.

Mr. Konzny (Applicant) explained he knew the pool was rather large but his wife got a deal on it in January. He said his daughter is in a vegetated state and that the pool would give his wife the rest she would need and the deck would give them a place to sit outside and get fresh air.

Mr. Little asked the applicant if the pool was above ground.

Mr. Konzny said yes it was above ground.

Mrs. Boucher asked the applicant if it would have a fence around it.

Mr. Konzny said yes, he has a privacy fence around the yard.

Mrs. Hay asked if it has a lock on it.

Mr. Konzny said he would do that.

Mrs. Hay asked if anyone had any questions.

A motion was made by Mr. Graham and seconded by Mr. Little to approve the variance as presented.

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

VOTE NO: none

Motion Carried

Case # V21-0010 - Property address: Parcel #10-02005.000 - Request: is a variance to the Village Landscape Code.

Mr. Tom Hale (Staff), stated that it is a site out in the industrial park and zoned a PCD (Planned Commerce District). Every facility out there has to apply for a variance to the Village Landscape Plan.

Mr. Joel Perry (Applicant) stated that as Tom said this is very typical. He said that he really appreciated the ODNR presentation. He pointed out a green area on the plan that is a ground water retention area covering almost 10%. Mr. Perry said they are working with the OEPA (Ohio Environmental Protection Agency) on this.

Mr. Graham asked about the eastern border and if it was continuous of State Route 29.

Mr. Perry said that is correct.

A motion was made by Mr. Little and seconded by Mr. Graham to recommend approval to Council.

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

VOTE NO: none

Motion Carried

Mr. Hale explained to the board what was in their packets and said there would be a special meeting on May 19, 2021

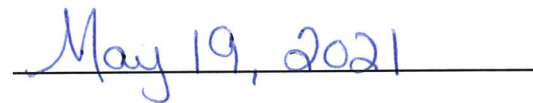
Motion was made to Mrs. Boucher and seconded by Mr. Little adjourn at 7:16 PM.

Next Meeting: June 8, 2021.

Chairperson:


Mrs. Paula Hay

Date:



Respectfully submitted:
Kristie West, Staff
Building, Planning, and Zoning Department