

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 5:30 PM

Wednesday, April 3, 2024

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order at 5:30 PM and asked for Roll Call.

Roll Call: Mrs. Paula Hay, Mr. Richard King, Mrs. Sandy Boucher and Mr. Vern Flowers

Absent: Mr. James Graham (excused)

Chairperson Hay asked for a motion to excuse Mr. Graham from the meeting.

A motion was made by Mr. King and seconded by Mr. Flowers to approve.

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

VOTE NO: none

Motion Carried

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the March 6, 2024 meeting.

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

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

VOTE NO: none

Motion Carried

Case # WJV24-0001 – Applicant: Corinna Cain - Property address: 277 Hathaway Road - Request: For a privacy fence in the front yard.

Chairperson Hay explained the public meeting process.

Public hearing opened at 5:33 PM

Mr. Tom Hale, Staff, stated that there was fence installed prior to the permit approval. He showed the picture of the fence to the board. Mr. Hale said that this is a corner lot and by village ordinance means it has two front yards. There is a 4-foot section and a 6-foot section. The violation is a fence installed without a permit and erected in the front yard. The variance request is for the fence in the front yard.

The board had no questions for staff.

Ms. Corinna Cain (Applicant), stated that she is the homeowner. The reason is for the fence in the front yard. She said that her sister had contacted Mitchell Group for a quote for the fence. They decided to go with this company to build the fence. She just assumed there was a permit, explaining she is a first-time homeowner. Mr. Mitchell told the applicant that he had been in contact with Ms. Kristie West (Staff). Ms. Cain said she knows who complained and is willing to negotiate this with the board because she wants to keep her fence.

Mrs. Hay asked the applicant if the fence is on the property line.

Ms. Cain said that she had the gas line company come out to survey.

Mrs. Hay asked Mr. Hale if it was on the property line.

Mr. Hale said that he did not have a survey to validate that.

Mr. King asked if the survey should have been done by the company installing the fence.

Mr. Hale said it is not a requirement but is the only legal document showing the property line. Mr. Hale explained that the fence must be 6 inches off the property line unless there is an agreement between the property owners.

Mr. King asked if this company has installed fences in this area before.

Ms. West said that she is not aware of any to this point but was told that they would be. She stated that he was here if they wanted to ask him questions.

Mr. Mitchell Schulzel, Mitchell Group, is a new company. He said he did go in to obtain a permit. He said he was told to follow the guidelines. He said he told his guys to build a 4 foot but they did a 6 foot instead. Mr. Schulzel said since this experience he has registered as a contractor. He stated that this was his fault and he is willing to make it right.

Mrs. Hay asked if there was anyone there to speak for or against this case.

Mrs. Erica Bogner (Council Member) asked if she could speak and thought that it was for business not for a resident.

Mrs. Hay said because she is on Council and should not speak.

Mrs. Linda O'Reilly (100 SR 142 NE), asked if this would set a precedent.

Mrs. Hay said they were here to determine if this variance follows the guidelines.

Public Hearing Closed at 5:46PM

Case # WJV24-0001 – Applicant: Corinna Cain - Property address: 277 Hathaway Road - Request: For a privacy fence in the front yard.

A motion was made by Mrs. Boucher and seconded by Mr. King to recommend to approve the variance.

Mrs. Boucher asked what the applicant meant by saying she is willing to move it 4 feet forward.

Ms. Cain clarified and said she would bring the fence in by 4 feet.

Mrs. Boucher asked if it was 6 inches off the property line.

Ms. Cain said she believes that it is.

Mr. King asked how do we know that without a survey.

Mr. Hale said you do not know.

Mrs. Boucher asked if it was allowed since there was an existing fence and they were just replacing it.

Mr. Hale said that if you take the fence completely down you must comply with the ordinance.

Mr. Flower asked if it was in the same post holes.

Mr. Hale stated that it still does not make it right.

Mr. King asked what would be the correct way to do that in the front.

Mr. Hale said that there are two issues here. One is that you have 6 feet in the front and the other is the permitting part.

VOTE YES: none

VOTE NO: Mrs. Boucher, Mr. King and Mr. Flowers

Motion Denied

Public hearing opened at 5:33 PM

**Case # WJV24-0002 – Applicant: Toagosei America Inc. - Property address: Parcel #08-00143.000 & 08-00254.000
- Request: To rezone to a Planned Commerce District (PCD).**

Mr. Tom Hale, stated the Planned Districts requires preliminary meetings which have been going on since last fall. He said there is a representative here to speak on this case.

Mr. Scott North, (Representative) explained that Toagosei America would like to build a new plant beside the existing plant. Mr. North said that the new plant would make aquatic parts that would be used in automotive batteries for electric cars. The proposal is to invest 1.5 million dollars to build this plant that will create 50 new jobs. The proposed plant is in the township. Toagosei has filed the annexation papers and would like to rezone it a PCD. Mr. North pointed out to the board the renderings.

Mrs. Boucher asked the applicant if they had the development text.

Mr. North said that they have not submitted that yet.

Mrs. Hay stated that she would be abstaining on any vote due to her employer being notified.

Mr. Hale said that the current site is in the village and zoned a M-2. The request is to integrate the new parcel in the village and a combination of zoning.

Mrs. Hay asked if there was any one here to speak for or against this case.

Public hearing closed at 6:01 PM

Case # WJV24-0002 – Applicant: Toagosei America Inc. - Property address: Parcel #08-00143.000 & 08-00254.000 - Request: To rezone to a Planned Commerce District (PCD).

A motion was made by Mr. Flowers and seconded by Mr. King to recommend to Council approval of the rezoning request pending annexation approval.

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

VOTE NO: none

Motion Carried

Public hearing opened at 6:05 PM

Case # WJV24-0003 – Applicant: Joe Thomas, Metro Development - Property address: Parcel #08-00357.000 & 08-00357.004 - Request: For Rezoning, preliminary & final development plan approval.

Mr. Hale stated that the presentation is by the applicant.

Mr. Tom Faris (Faris Planning & Design LLC), Mr. Joe Thomas (Applicant) and Ms. Jill Tangeman, Metro Development Representative were are sworn in.

Mr. Faris said they were here to present a new proposal to the village. He stated that it is a 19-acre tract located on the north east corner of Broad Street and Plain City Georgesville Road. The proposal is for a Planned Mixed District. This would be combination of a multifamily building, clubhouse, and a recreational facility. He said the three story would be along the back. Each building has 24 units. Throughout the site are garages for the residents. Also on site are 2 compactors that they use instead of dumpsters. They would like a right in – right out on Broad Street. He explained that there is an existing pond they will be preserving on the site. Some of the benefits is that it is owned and maintained by one company Metro Development.

Mr. Thomas said that they have been developing around central Ohio since 1964. He said they are the project manager. Mr. Thomas said the breakdown 12 residential buildings with 72 / 1 bedroom – 180 / 2 bedrooms – 20 / 3 bedrooms. The rent for 1 bedroom is \$1,350.00, for 2 bedrooms \$1,700.00 and for 3 bedrooms is \$1,950.00. The 1 bedroom is 681 square feet, the 2 bedrooms is 957 square feet and the 3 bedrooms are 1,225 square feet. The project is estimated at 36 million 720 thousand bringing annual property taxes to 657 thousand. Mr. Thomas said the traffic study has been submitted to Mr. John Mitchell and awaiting comments. Also, the buildings are fully fire suppressed with fire alarms in each unit. Mr. Thomas explained that there will be a turn lane on 142 which will be widening of the existing road way. He explained the background check process on the residents.

Mrs. Boucher asked for Mr. Thomas to explain the community garden.

Mr. Thomas said that they have a space where they put out raised beds for the residents to reserve for them to raise a garden.

Mrs. Boucher asked when they would be starting.

Mr. Thomas said they plan on starting as soon as they get their approvals. It usually takes about 18 months to complete it.

Mrs. Boucher asked if they have a dog park.

Mr. Thomas said yes, they do have a dog park for the residents.

Mrs. Boucher asked if they have sidewalks.

Mr. Thomas said yes, they have sidewalks throughout the development. He also said that from their data they only see about 27% of the residents have students. Mr. Thomas explained that they rent out the community building for holidays or parties for the residents.

Mr. King asked for clarification on the traffic study.

Mr. Thomas explained that it was completed and submitted for review but was not finished by the village.

Mrs. Hay asked if the developer was in contact with the Fire Department.

Mr. Hale said there was a response in the board packets from the Fire Department.

Mrs. Hay asked if there was anyone here to speak for or against the case.

Mrs. Linda O'Reilly (100 NE SR 142), stated that it was a lot of information to take in. She feels that we should wait until they know that impact from Redwood. Mrs. O'Reilly has concerns about the lighting and if it was section 8 housing. She is worried about the geese the pond will bring in.

Mr. Ed Yates (140 NE SR 142) asked about where the utilities will be coming from. He also suggests that they consider reducing the speed. Mr. Yates said he is not really against this but feels there are some things they should look into before.

Mrs. Hay asked if they do not annex into the village that they can still build.

Mr. Hale said that under county zoning if it complies then they potentially could build.

Mr. Thomas said they do not allow section 8 housing. They also do have methods to control the geese. Mr. Thomas said there are no elevators. He also said they understand that traffic is a concern that is why they are putting a turn lane in. The utilities would come from US 40. Mr. Thomas said the lighting is LED and down casted to keep it within the development. They also do not put in a playground which helps keep the quiet. During construction is when there might be noise.

Mrs. O'Reilly ask if there would be fencing around the pond.

Mrs. Hay said that there would be landscaping around the pond but no fencing.

Public hearing closed at 7:05 PM

A motion was made by Mrs. Boucher and seconded by Mr. Flowers to recommend to Council approval contingent upon annexation.

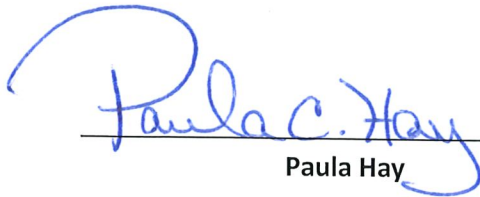
VOTE YES: Mrs. Boucher, Mr. Flowers, and Mr. King

VOTE NO: none

Motion Carried

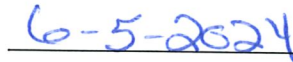
Chairperson Hay adjourned at 7:08 PM

Chairperson:



Paula Hay

Date:



Respectfully submitted:
Kristie West, Staff
Department of Development