

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Meeting 6:30 PM

Wednesday, July 12, 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, Mr. Jimmy Little, Mrs. Sandy Boucher, Mr. James Graham, and Mr. Roy VonAlmen

**Absent:** none

**Approval to accept minutes:**

Chairperson Hay asked for a motion to approve the minutes from the June 7, 2023 meeting.

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

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

**VOTE NO:** none

**Motion Carried**

**Case # WJZ23-0065 – Applicant: Ernest Enterprises - Property address: 1048 Gateway Park Drive - Request: an on-site temporary concrete batch plant.**

**A motion was made by Mr. Graham and seconded by Mr. Little to un-table the request.**

**ALL IN FAVOR: YES**

**VOTE NO:** none

Mr. Hale, Staff, explained that their request is to maintain their temporary batch plant that was approved last year. The plant was to assist in the construction of CORE 5. The permit has expired and there is discussion of another plant building being built is the reason for the request. Mr. Hale said that at the last meeting they were concerned about the water runoff from the Conduit Facility. Public Service had no comment and had no discussion with the representative from Conduit.

Mr. Bob Sturwold, Corporate Environmental and Safety Manager for Ernst Concrete, said that in regards to the water runoff that it flows to a retention area north of them, then to the east and stays there. OEPA only requires them to test for any solids. They do have air permits for out there concerning the dust that floats around there so it does not settle in the storm water. He explained the process for collections. (Which was also the document that was sent to the board.)

Mrs. Boucher asked when they are done with this concrete plant then what happens.

Mr. Sturwold said they will tear it out at that point and fill it all in.

Chairperson Hay said they have a concern with it being a year and felt that they could set it for 6 months.

Mr. Sturwold said that concerned him because of it going into the cold months.

**Case # WJZ23-0065 – Applicant: Ernest Enterprises - Property address: 1048 Gateway Park Drive - Request: an on-site temporary concrete batch plant.**

**A motion was made by Mrs. Boucher and seconded by Mr. VonAlmen to approve the variance for 6 months with the Director of Development having the authority to approve it for 6 additional months.**

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

**VOTE NO:** none

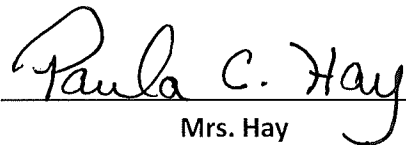
**Motion Carried**

**Meeting Adjourned at 7:53 PM**

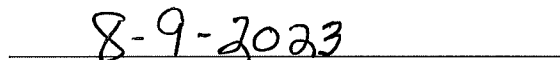
**Motion to adjourn was Mr. Little and seconded by Mr. Graham**

**ALL IN FAVOR**

**Chairperson:**

  
Mrs. Hay

**Date:**



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