

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, August 9, 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, and Mr. James Graham

Absent: none

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the July 12, 2023 meeting.

A motion was made by Mr. Graham and seconded by Mr. Little to approve the minutes.

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

VOTE NO: none

Motion Carried

Chairperson Hay announced that Case # WJZ23-0004 was withdrawn by the applicant.

Case # WJV23-0001 – Applicant: Tim Converse - Property address: 281 West Main Street - Request: To allow a studio apartment above a garage.

Mr. Tom Hale, Staff, stated that the property is in a R-2 District and has 2 lots. He explained his request is to put a studio apartment above the garage.

Chairperson Hay asked if the applicant or a representative was present.

Case # WJV23-0001 – Applicant: Tim Converse - Property address: 281 West Main Street - Request: To allow a studio apartment above a garage.

A motion was made by Mrs. Boucher and seconded by Mr. Graham to table the case because no one was present to answer questions from the board.

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

VOTE NO: none

Motion Carried

Case # WJV23-0002 – Applicant: Kenneth Cahill - Property address: 76 East Town Street - Request: A special permit in an M-1 District to allow a storage shipping container.

Mr. Tom Hale, Staff, stated that Codified Ordinance 1115 allows for temporary structure in all zoning districts but requires a special permit from Planning Commission.

Chairperson Hay asked how long the special permit was good for.

Mr. Hale said it is good for a year and can get an extension requested to Planning Commission.

Mr. Cahill, Applicant, explained that he did not know and he just assumed it was okay in a business district. He said he had it surveyed last year to make sure it is on his property. Mr. Cahill asked Mr. Hale if he could make it permanent.

Mr. Hale recommended that he come into the office to discuss whether it would be affordable.

Mr. Cahill said he looks at it like a pre fab shed.

Mr. Hale said that state building code does not. The state has issued a memorandum on them because of where they are made and from what materials they are made from. It is not that you cannot use it, it is what it cost for you to use it to meet the building code requirements.

Mr. Cahill said he should have not done this without checking.

Mr. Hale did say that if Planning Commission does not approve the request tonight the applicant has the right to appeal it to Council.

Mrs. Boucher asked the applicant if it was just sitting on the ground.

Mr. Cahill said it was sitting on black top.

Mr. Graham asked the applicant what would he be keeping in there.

Mr. Cahill said he would be keeping metal and skids of parts in there.

Mrs. Boucher asked if it needed to be screened.

Mr. Hale said that the ordinance said yes it does need to be screened.

Mrs. Anita Williams, 74 East Town Street, said she has no problem with it being there and does not see it as an eye sore.

Case # WJV23-0002 – Applicant: Kenneth Cahill - Property address: 76 East Town Street - Request: A special permit in an M-1 District to allow a storage shipping container.

A motion was made by Mr. Graham and seconded by Mrs. Boucher to approve the request for a special permit for 1 year with no screening required.

Mr. Graham said he feels a year would be enough time for him to decide what he would need to do.

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

VOTE NO: none

ABSTAIN: Mr. Little

Motion Carried

Mr. Hale stated that we lost a valuable member in his resignation.

Meeting Adjourned at 6:53 PM

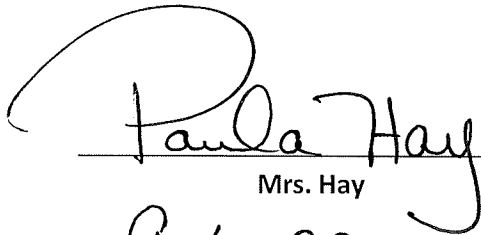
Motion to adjourn was Mr. Graham and seconded by Mr. Little

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

VOTE NO: none

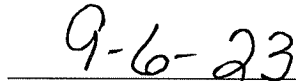
Motion Carried

Chairperson:



Mrs. Hay

Date:



Respectfully submitted:
Kristie West, Staff
Department of Development