

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Council Chambers 6:30 PM

Wednesday, March 4, 2020

Meeting Minutes (corrected)

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 February 4, 2020 minutes:

Motion by Mr. Little to accept the minutes, seconded by Mrs. Boucher to **approve** the minutes from the February 4, 2020 meeting.

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

VOTE NO: none

Motion Carried

New Business: West Jefferson Properties LLC - Re-zoning request

Mr. Arnie Booth (Staff), explained that the West Jefferson Properties LLC has purchased approximately 21 acres. The location is on Main Street going West with a total of 3 (three) parcels. They propose to develop this property under the PMU zoning designation.

Ms. Connie Klema (representing the property), spoke to the board. Ms. Klema stated that the Village of West Jefferson has been awarded a lot of new jobs and with jobs come people that want to be a part of this community. They are looking to zone it as a mixed development use so that they will be able to have retail there including some restaurants. Along the western portion, doing residential with all the amenities that would come with that. As they design this, it will allow the community to be a part of the planning and give input. They will make sure it has the proper buffering for all the people that already live there and also give those people access to the public pool.

Mrs. Hay (Chairperson), explained to the audience that the only thing they are voting on tonight is the re-zoning of the properties. She stated that no plans have been submitted. She then asked if anyone in the audience would like to speak.

Dave Peters of 90 West Court, pointed out his property. He asked for an explanation of the zoning request.

VOTE NO: none

Motion Carried

A gentleman in the audience spoke up and has a concern about the water problem around the Parkdale area.

Mr. Booth gave the resident John Mitchell's cell phone number.

Old Business: Contractor Registration – tabled from the last meeting

Mr. Little pointed out that there was a typo in the amount for the contractor registration under section (a) requirements.

Mr. Tom Hale (Director of Building, Planning, and Zoning Department), stated that the legal department reviewed the document. It did come back with a couple concerns that they did modify.

Mr. Little asked a question about the contractor list. Should there be a general category because then the person taking it in would have to decide.

Mr. Hale said the list would be in the text so it doesn't necessarily need to be on the form.

Recommendation to Council: Contractor Registration

A motion was made by Mrs. Boucher and seconded by Mr. Little to recommend accepting the Contractor Registration.

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

VOTE NO: none

Motion Carried

Mrs. Hay asked the board if they have looked at the landscaping ordinance. She stated that the landscaping ordinance needs to be fixed.

Mrs. Boucher offered to continue to work on it and bring something to the next board meeting.

A motion was made by Mr. Graham and seconded by Mr. Little to adjourn the meeting.

The meeting was adjourned at 7:33 PM.

Next Meeting: May 6, 2020

Chairperson: Mrs. Paula Hay
Mrs. Paula Hay

Date: 6-15-2020

Respectfully submitted:
Kristie West
Building, Planning, & Zoning Department