

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, March 8, 2023

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order 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:

Approval to accept minutes:

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

Motion by Mr. Graham to accept the minutes, seconded by Mr. Little to **approve** the minutes from the February 9, 2023 meeting.

ALL IN FAVOR: ALL 5 MEMBERS

VOTE NO: none

Motion Carried

New Business:

Case # WJZ23-0015 – Applicant: C P West Jefferson, LLC - Property address: 5055 State Route 29 - Request: Planning Commission recommendation to rezone and consolidate parcels.

Chairperson Hay explained the meeting process.

Public Hearing opened at 6:34 PM

Mr. Brent Myers (Applicant), addressed Planning Commission. He explained that Casto was a retail & residential development company based in Columbus Ohio for over 90 years. They have approximately 26 million square feet of retail / commercial shops as well as 5,000 residential units. They have offices in the Carolina's as well as in Florida. Mr. Myers then discussed the site they are requesting to rezone that is about 7 ½ acres in total made up of several parcels. He said it is located between State Route 29 and Byerly Road. The corner parcel is not currently located in West Jefferson however the others are. The intent is to annex this parcel into the Village. There is also a pending project with ODOT that will affect this site which could change the parcel size that could affect setbacks. Mr. Myers said they do have an end user they are working with. The site plan is not yet finished, so there is the need to keep some flexibility. He showed a couple of conceptual plans that could be developed under the text. Mr. Myers said he could not disclose who they are working with but could say it is a gas service station which has convenience component.

Mrs. Boucher asked if Byerly Road will be impacted in any way.

Mr. Myers said it was his understanding that it would be vacated.

Mrs. Hay asked if there was any that wanted to speak for or against the case

Public Hearing closed 6:47 PM

Case # WJZ23-0015 – Applicant: C P West Jefferson, LLC - Property address: 5055 State Route 29 - Request: Planning Commission recommendation to rezone and consolidate parcels.

A motion was made by Mr. VonAlmen and seconded by Mr. Graham to approve the recommendation to Council for the preliminary plat.

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

ALL IN FAVOR

Motion Carried

Case# n/a – Applicant: Staff - Property address: Parcel Funeral Home, Golf Course, Grade School, High School and Westwood Park - Request: Rezoning.

Public Hearing opened 6:50 PM

Mr. Hale (Staff), Explained that Council made changes from the PUD to PMU destinations. He said this is not changing the use of anything it's simply bringing those parcels into compliance with the zoning regulations at the request of the Law Director. Mr. Hale showed the board the parcel on the map.

Adam Ewing (4759 US Highway 40), wanted to make the Village aware of an issue. He explained that close to the 16 hole there is no fence. He said that there are always golf balls hitting his office. He submitted a letter to the Clerk.

Closed Public portion of the hearing at 6:59 PM.

Case# n/a – Applicant: Staff - Property address: Parcel Funeral Home, Golf Course, Grade School, High School and Westwood Park - Request: Rezoning.

A motion was made by Mrs. Boucher and seconded by Mr. Little to approve the recommendation to Council for the rezoning of the Funeral Home, Golf Course, Grade School, High School and Westwood Park.

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

ALL IN FAVOR

Motion Carried

Meeting Adjourned at 6:59 PM

Motion to adjourn was Mr. Little and Mrs. Boucher

ALL IN FAVOR

Chairperson:

Paula Hay
Mrs. Hay

Date:

3-29-2023

Respectfully submitted:
Kristie West, Staff
Department of Development