

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, January 18, 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

Approval to accept minutes:

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

Motion by Mrs. Boucher to accept the minutes, seconded by Mr. Little to **approve** the minutes from the January 4, 2023 meeting.

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

VOTE NO: none

Motion Carried

New Business:

Case # WJZ22-0004 - Property address: Parcel 623 West Main Street - Request: is requesting to rezone from an R-3 (Residence District-Single/Two-Family) to a PMU (Planned Mixed Use District)

Chairperson Hay explained the meeting process.

Public Hearing opened at 6:32 PM

Mr. Tom Hale (Staff), stated that the request is to rezone the property to a Planned Mixed Use District. He explained that there was confusion with some cases as of the result of the Solicitor changing the Planned District language. Mr. Killian then met with administration and it was determined that this case should come back to Planning Commission. He said that the language has been cleared up and adopted by Council. Mr. Hale showed an aerial view of the parcel.

Mr. Chase Killian (Applicant), said that he is still requesting to go from an R-3 to a mixed use district. Mr. Killian stated he would like to explain to the board what he plans on doing with the property. He said that the new request is for 16 dwelling units – 3 bedrooms with 2.5 baths which are about 1400 square feet off of Eastgate that will wrap around. Mr. Killian then explained that he has planned a significant renovation for the existing building. He said he needed to start with the inside before he could do anything on the outside. Under the previous ownership nothing really had been done for the past 20 years. When he gets to the outside he said it will need a whole new roof, new windows and painting on the exterior.

Mr. Graham asked how old the current structure is?

Mr. Killian replied that it had been built in the 1950's.

Mr. Graham then asked if there were 2 separate buildings on the property?

Mr. Killian pointed out that there was a daycare in one building and the rest were apartments.

Mr. Graham asked if there was a gap between the 2 buildings?

Mr. Killian said yes there was about a 20-foot gap between the 2 buildings.

Mrs. Hay clarified with the applicant that he was planning on updating both buildings?

Mr. Killian said yes, he was going to.

Mrs. Boucher asked the applicant if he was planning on putting in 16 units?

Mr. Killian said there would be 8 buildings with 2 units each.

Mr. VonAlmen asked if they were going to be sold or rented out?

Mr. Killian said they would be rented out.

Mrs. Boucher asked if he would be the landlord.

Mr. Killian yes, he would be the landlord.

Mrs. Hay asked if he would have onsite maintenance?

Mr. Killian explained that he was a contractor and he has 6 people that work full time for him. Those people are everywhere and could be there when needed.

Mr. Little asked what was the square footage of the units that people are currently living in now?

Mr. Killian explained that they were all different sizes from 200, to 400, to 600 square feet.

Mrs. Hay stated that they didn't see any landscaping or lighting on the site plan submitted.

Mr. Killian said he did have some landscaping on there. (He passed out a bigger plan and explained the trees and lighting that would be there)

Mrs. Boucher asked where would the water run off from the houses go?

Mr. Killian said that it will go to Civil Engineering Review to determine where the drains should go.

Mr. Hale reminded the board that the PMU is an overlay and the R-3 zoning setbacks will be followed.

Mr. Little asked how far back does he plan on clearing the brush?

Mr. Killian said he would like to leave a lot of it to provide a buffer from the mobile home park.

Mr. Hale said that the recommendation would go to Council for a preliminary approval. He will return to Planning Commission then Council for a final approval.

Terry Caldwell (633 West Main Street), stated that she had concerns when she was told the property was sold. But so far what she has seen with Mr. Killian that he has already done some improvements. Ms. Caldwell said that she feels the plan she saw will really work. She also said she asked the question a long time ago once we started getting all the industry where will the people live and feels this will be a plus. She thanked Mr. Killian for not tearing down where she lives and feels this is going to be a positive for the community.

Gwen Pence (600 Kirkwood Drive), said that she just had a question about the woods and said that her question was answered. She was wondering if there would be some kind of buffer between the houses already there and this proposal. She said she does not object to this as long as there is a buffer put up.

Gene White (116 Parkdale Road), said he just has some questions. He asked about the daycare of the apartment. When they are getting renovated where do the people go? He then asked if the prices would be raised for the people in there now?

Mr. Killian responded to the questions. First, he said he was not opposed to a buffer. He prefers trees or maybe a mound versus a fence. As far as the renovations go he plans on this doing when people move out. For the price he said most of them are already at market value currently. The daycare is mostly exterior so there should not be much displacement there.

Mr. Little asked if there was room for the buffer?

Mr. Killian said it doesn't take much space to put a mound up with trees on top.

Mr. Hale said that some of this will be dictated by the Civil Engineering and the Storm Water Calculations and the run off.

Mrs. Boucher asked if these have basements?

Mr. Killian said they do not.

Public Hearing closed at 7:06 PM

Case # WJZ22-0004 - Property address: Parcel 623 West Main Street - Request: is requesting to rezone from an R-3 (Residence District-Single/Two-Family) to a PMU (Planned Mixed Use District)

A motion was made by Mrs. Boucher and seconded by Mr. VonAlmen to approve the recommendation to Council for rezoning from a R-3 (Residence District-Single/Two Family to a PMU (Planned Mixed Use District) provided a final development plan is submitted.

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

ALL IN FAVOR

Motion Carried

Staff Comments: Mr. Hale reminded the board that the chair lift was not working.

Chairperson Hay addressed the audience and explained that until the lift is fixed Planning Commission meetings will be at the Community Center.

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

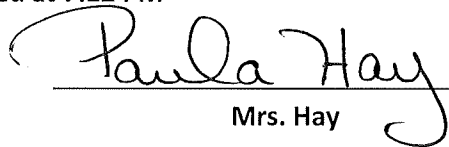
VOTE YES: Mr. Little, Mrs. Boucher, Mrs. Hay, Mr. Graham and Mr. VonAlmen

VOTE NO: none

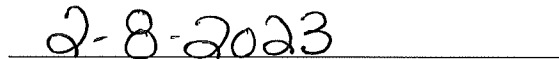
Motion Carried

Meeting Adjourned at 7:12 PM

Chairperson:


Mrs. Hay

Date:



Respectfully submitted:
Kristie West, Staff
Department of Development