

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Meeting 5:30 PM

Wednesday, June 5, 2024

*Meeting Minutes*

**Call to Order:** Chairperson Hay called the meeting to order at 5:30 PM and asked for Roll Call.

**Roll Call:** Mrs. Paula Hay, Mr. Richard King, Mr. Graham, and Mr. Vern Flowers

**Absent:** Mrs. Sandy Boucher (excused)

Chairperson Hay asked for a motion to excuse Mrs. Boucher from the meeting.

**A motion was made by Mr. King and seconded by Mr. Flowers to approve.**

**VOTE YES:** Mr. King, Mr. Flowers, Mr. Graham, and Mrs. Hay

**VOTE NO:** none

**Motion Carried**

**Approval to accept minutes:**

Chairperson Hay asked for a motion to approve the minutes from the April 3, 2024 meeting.

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

**VOTE YES:** Mr. Flowers, Mr. Graham, Mr. King, and Mrs. Hay

**VOTE NO:** none

**Motion Carried**

**Case # 24-14 – Applicant: Brian & Pamela Parks - Property address: 348 Parkdale Road - Request: A variance to exceed the allowable lot coverage and required setbacks.**

**Chairperson Hay explained the public meeting process.**

**Public hearing opened at 5:31 PM**

Mr. Tom Hale, Staff, stated that the property is in an R-2 with 35% allowable lot coverage. The request for the additions would make the lot coverage 41%. Mr. Hale explained these are non-conforming lots. The addition would not encroach any closer than the house. Mr. Hale said that the request is for lot coverage, side, and rear setbacks.

Mr. Brian Parks, Applicant, explained that his request was something he and his wife have talked about for a while. This would expand the space for family gatherings. He said his house is sitting on a hill and it limits the back yard for entertaining purposes. Mr. Parks said they will be putting a wood burning stove in the far corner.

Chairperson Hay asked if they would be taking down the existing deck.

Mr. Parks said yes, they would be taking it down.

Mr. King asked if it was the applicant's fence.

Mr. Parks said it was the neighbors.

Mr. Hale also said that this project would not impede the drainage.

Mr. Graham asked the applicant if he had discussed it with the neighbors.

Mr. Parks said he discussed it with the side neighbors.

Ms. West, Staff, said that the neighbors were notified of the request.

**Public Hearing Closed at 5:42PM**

***Case # 24-14 – Applicant: Brian & Pamela Parks - Property address: 348 Parkdale Road - Request: A variance to exceed the allowable lot coverage and required setbacks.***

**A motion was made by Mr. King and seconded by Mr. Graham to recommend to approve the variance.**

**VOTE YES:** Mr. King, Mr. Graham, and Mr. Flowers

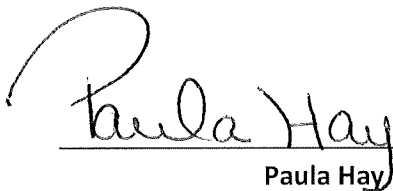
**VOTE NO:** none

**Motion Approved**

**Chairperson Hay adjourned at 5:45 PM**

**ALL IN FAVOR**

**Chairperson:**

  
\_\_\_\_\_  
Paula Hay

**Date:**

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