

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Meeting 6:30 PM

Wednesday, April 7, 2021

*Meeting Minutes*

**Call to Order:** Chairperson Hay called the meeting to order of the West Jefferson Planning & Zoning Commission and asked for a Roll Call at 6:44 PM.

**Roll Call:** Mrs. Paula Hay, Mrs. Sandy Boucher, Mr. James Graham, Mr. Jimmy Little and Mr. Roy VonAlmen

**Absent for Roll Call:** none

**Approval to accept the March 3, 2021 minutes:**

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

Motion by Mr. Little to accept the minutes, seconded by Mr. Graham to **approve** the minutes from the March 3, 2021 meeting.

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

**VOTE NO:** none

**ABSTAIN:**

**Motion Carried**

**Presentation: Protecting the Darby – Will present in May due to technical difficulties.**

**New Business:**

**Case # V21-0001 - Property address: 9450 West Broad Street, Galloway - Request: is for a Zoning Classification.**

Mr. Tom Hale (Staff), said that 9450 West Broad Street in Galloway was recently annexed into the Village. At that time, it was supposed to be given a zoning classification and it was not done. He explained that under County Zoning it was a C-2 (General Commercial). Mr. Hale said it is an office building and storage in the rear.

Mr. Erick Cordero (Applicant), explained they are remodeling the building and would like to keep the building.

Mr. Hale stated that the closest to the C-2 zoning would be a B-2 (Highway Business District).

**A motion was made by Mr. Little and seconded by Mr. Graham to approve the variance as presented.**

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

**VOTE NO:** none

**Motion Carried**

**Case # V21-0002 - Property address: 156 Hathaway Road - Request: is for a Zoning Classification.**

Mr. Tom Hale (Staff), stated that the applicant is requesting to build a house on that lot. Mr. Hale said that the regulations for building in Westwood have changed. Mr. Hale said that the request is typical of the area.

Mr. Dmitry Chmil (Applicant), stated that all the lots in the area are the same.

Mr. Hale said that the two issues are the square footage and the front coverage.

Chairperson Hay said we have to go with how the ordinances are written now and that's why we need the variance.

**A motion was made by Mr. Graham and seconded by Mrs. Boucher to approve the variance as presented.**

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

**VOTE NO:** none

**Motion Carried**

**Case # V21-0003 - Property address: 220 Park West Building - Request: is for 8' chain link fence.**

Mr. Tom Hale (Staff), stated that we had approved the site plan already and that anytime in a PUD there is a change they have to come before the board for approval.

Mr. Matthew Stypula (Applicant), explained that because it would be an 8-foot fence around the loading dock area on both sides.

Mr. Hale said this was not a variance it was a modification to the site plan.

**A motion was made by Mrs. Boucher and seconded by Mr. Little to approve the variance as presented.**

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

**VOTE NO:** none

**Motion Carried**

**Case # V21-0004 - Property address: 270 Hathaway Road – Request is for a variance to exceed the allowable lot coverage.**

Mr. Tom Hale (Staff), stated that the applicant wants to take down a smaller shed and replace it with a larger one.

Chairperson Hay stated the applicant Mr. Wade was not there.

Mr. Graham asked if we could table this until we have more information.

Mr. Hale said it was typical and that he was over anyway in lot coverage.

Chairperson Hay asked Mr. Hale if he had already looked at it.

Mr. Hale said that the R-2 lot restrictions are just not conducive.

**A motion was made by Mrs. Boucher and seconded by Mr. Little to approve the variance as presented.**

**VOTE YES:** Mrs. Boucher, Mr. VonAlmen and Mrs. Hay

**VOTE NO:** Mr. Little, Mr. Graham

**Motion Carried**

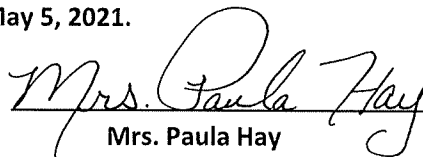
**Discussion among the board.**

**Mr. Hale announced that a new inspector will be starting next Monday.**

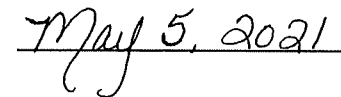
**Motion was made to adjourn at 7:08 PM.**

**Next Meeting: May 5, 2021.**

**Chairperson:**

  
Mrs. Paula Hay

**Date:**

  
May 5, 2021

Respectfully submitted:

Kristie West, Staff

Building, Planning, and Zoning Department