

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, September 7, 2022

*Meeting Minutes*

**Call to Order:** Chairperson Hay called the meeting to order at 6:30 PM

**Roll Call:** Mrs. Paula Hay, Mr. Jimmy Little, Mrs. Sandy Boucher, Mr. James Graham, Mr. Roy VonAlmen (*arrived 6:35*)

**Absent for Roll Call:**

**Approval to accept August 3, 2022 minutes:**

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

Motion by Mr. Little to accept the minutes, seconded by Mrs. Boucher to **approve** the minutes from the August 3, 2022 meeting.

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

**VOTE NO:** none

**Motion Carried**

**New Business:**

**Public Hearing opened at 6:35 PM**

**Case # V22-0007 - Property address: 6510 State Route 29 - Request: is for recommendation to Council to approve the amendment to the site plan.**

Mr. Tom Hale (staff), pointed out the property location on the power point and explained where the applicant was requesting to put the building.

Chairperson Hay said that according to the ordinance in an M-2 (General Industrial District) the structure would need to be 50 (fifty) feet from any structure.

Mr. Steven D. Bell (Applicant), was sworn in.

Chairperson Hay asked the applicant if the building was in fact 50 feet from the boundary line.

Mr. Bell said yes it was and if not, they would address it. Mr. Bell said it was going to be a maintenance building so they were not set in stone with the size.

Chairperson Hay asked if the building could go forward on the property.

Mr. Bell said yes it could be moved up on the property.

Mrs. Hay asked the audience if anyone was in favor or against it that would like to speak.

**Public Hearing closed at 6:41 PM**

***Case # V22-0007 - Property address: 6510 State Route 29 - Request: is for recommendation to Council to approve the amendment to the site plan.***

**A motion was made by Mrs. Boucher and seconded by Mr. Little to approve the recommendation to Council in compliance with the M-2 ordinance.**

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

**VOTE NO:**

**Motion Carried**

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**Case # V22-0008 - Property address: Parcel #08-00582.000 / 9640 West Broad Street - Request: is for recommendation to Council to approve the final site plan.**

**Public Hearing opened at 6:44 PM**

Mr. Hale reported that the applicant was here to make a presentation.

Mr. Todd Foley, Principal of POD Design (Applicant) was sworn in and presented a power point.

- Redwood would be doing the residential part of the project.
- He pointed out the area of the project associated with the residential portion.
- Access points were pointed out with one being off of Plain City Georgesville Road and the emergency access point off of US Route 40.
- The goal is to preserve the natural feature of the western portion of the property.
- The plan is still proposing 150 units made up of a mixture of building sizes.
- Streets will be concreted and privately maintained by Redwood. (including snow removal)
- He pointed out the change in the retention ponds.
- Signs would be low profile, minimally lite.
- They will have different species of trees throughout the project to create buffers.
- Grading is meant to improve the drainage issues.
- Street lights will be on every garage building.
- There are three building types that will be used with different types of architectural designs.

Chairperson Hay asked about the colors that they would be using.

Mr. Foley said the colors would be reds, however, they do have flexibility with that.

Mrs. Boucher asked there was parking for two cars per dwelling.

Mr. Foley explained that each unit has a two-car garage with a driveway for two cars as well. He said there are additional parking spots throughout the development.

Mrs. Boucher asked where would the school buses stop.

Mr. Foley said that they have not had that discussion yet.

Chairperson Hay asked what was the street width.

Mr. Foley said overall it is 26 feet from sidewalk to sidewalk.

Mrs. Boucher asked where will the water run off go from the roof tops?

Mr. Foley said that all units will have gutters and downspouts that will tie into the storm lines that dump into the retention ponds. He said that the natural drainage is to the west on the property.

Mr. Little said there was a drowning last week in a retention pond and asked if there is any consideration for that.

Mr. Foley explained that the ponds are designed to the Village requirements. He said the plan is not showing fencing around the pond area. He also said there is no direct sidewalk leading to them either.

Mrs. Hay asked the audience if anyone was in favor or against it that would like to speak.

Christy Clifford (220 State Route 142 NE), 1) asked if the drawing was to scale? 2) she said there is a concern about bringing in geese to the retention ponds. 3) will any type of commercial vehicle be allowed to park out there? 4) also asked about the stone?

Tom Falco (390 State Route 142 NE), has concerns about their septic system and what will happen to it when they start taking out the tiles in the field. He said he was fine with it until he saw the retention pond was moved closer to him.

Linda O'Reilly (100 State Route 142 NE), has a concern for the number of units they are proposing. She would also like to know how many acres they are taking out now. Linda said there is still a concern for the effects this will have on the Darby.

Beth Falco (390 State Route 142), said she has safety concerns about the school buses picking up. Also has concerns about the retention pond being back there.

Mike O'Reilly (100 State Route 142 NE), asked if they had thought about having a traffic light out there.

Mr. Foley (Applicant), addressed the audience. He said there is 50-foot setback from the houses on 142. He said that the drainage is an issue. They have added drains that go directly to the streets that will help that issue. There will be no mounding throughout the project helping the preservation of the trees out there. As far as the retention ponds, the volume is appropriate for this development. He said Redwood has no policy of what types of vehicles can park out there. But the driveways are only 25 feet which will limit the size. He said the stone was a synthetic material which is very common. The ponds themselves will have a fountain in them with white noise which will help

combat geese. He feels they have done a good job of preserving the natural features. Mr. Foley said that once these plans are approved, they can't go back and do something different. The emergency access points will be approved by the Fire Department. He explained that they provided a traffic access study to ODOT. It doesn't meet warrants for a traffic lane or traffic signal.

**Public Hearing closed at 6:50 PM**

***Case # V22-0008 - Property address: Parcel #08-00582.000 / 9640 West Broad Street - Request: is for recommendation to Council to approve the final site plan.***

**A motion was made by Mr. Little and seconded by Mr. VonAlmen to approve the recommendation to Council.**

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

**VOTE NO:**

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***Case # V22-0009 - Property address: 205 Park West Drive & 35 Commerce Parkway - Request: is for recommendation to Council for Site plan approval for Buildings 2 & 3.***

**Public Hearing opened at 6:52 PM**

Mr. Tom Hale pointed out the location of the properties and explained the request.

Mr. Clay (Ambrose) stated this was Phase II in the development. He said they are currently building on the east side of the property. He said that they are all speculative warehouses at this time. He also showed the landscaping plan. Building 2 is 1,062,900 square feet and building 3 will be 591,300 square feet. Both buildings architecturally will look the same as building 1.

Linda O'Reilly (100 State Route 142 NE), asked why do we need more warehouses. She stated that the light pollution is terrible driving down the freeway.

Mr. Clay said that they are planning to kick off construction spring of 2023 if approved.

**Public Hearing closed at 6:59 PM**

***Case # V22-0009 - Property address: 205 Park West Drive & 35 Commerce Parkway - Request: is for recommendation to Council for Site plan approval for Buildings 2 & 3.***

**A motion was made by Mr. Little and seconded by Mrs. Boucher to approve the recommendation to Council.**

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

**VOTE NO:**

**Motion Carried**

Meeting was adjourned by Mr. Little and seconded by Mrs. Boucher at 8:00 PM

Next Meeting: September 7, 2022

Chairperson:

Paula Hay  
Mrs. Paula Hay

Date:

10-5-2022

Respectfully submitted:  
Kristie West, Staff  
Department of Development