

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, October 6, 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 6:31 PM.

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

Absent for Roll Call: none

Approval to accept September 8, 2021 minutes:

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

Motion by Mr. Little to accept the minutes, seconded by Mr. Graham to **approve** the minutes from the September 8 , 2021 meeting.

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

VOTE NO: none

ABSTAIN:

Motion Carried

Chairperson Hay explained the meeting procedure.

New Business:

Case # V21-0025 - Property address: 6600 State Route 29 - Request: is for a Variance to exceed the allowable height for a structure in a M-2 District and proposed change to site development.

Mr. Tom Hale (Staff), stated that Buckeye Ready Mix has applied and would like to add to their cement storage. He explained the cement storage is about 12' in diameter and 50' tall total. Mr. Hale said that in a M-2 it only allows up to 45' in height. They currently have silo's on site at 55' in height and this would be for additional storage. Mr. Hale explained that the second part was for the site plan. The site plan must go to Planning Commission first then to Council because it changes their site plan when they add an additional silo.

Chairperson Hay asked if anyone on the board had questions for staff.

Mr. Graham asked if this was there first variance they have asked for or if there have been others.

Mr. Hale stated that we had no information on the site.

Mrs. Boucher asked what is the total height.

Mr. Hale said approximately 50' for each silo and there will be total of two silos.

Chairperson Hay asked the applicant if he would like to speak on their behalf.

Mr. Vern Flowers (Applicant) stated that he felt Mr. Hale had covered everything.

A motion was made by Mr. Little and seconded by Mr. VonAlmen to recommend to approve the variance for to exceed the allowable height for a structure in a M-2 District.

Case # V21-0025 - Property address: 6600 State Route 29 - Request: is for a Variance to exceed the allowable height for a structure in a M-2 District.

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

VOTE NO: none

Motion Carried

A motion was made by Mr. Little and seconded by Mr. VonAlmen to recommend to approve the variance for to exceed the allowable height for a structure in a M-2 District.

Case # V21-0025 - Property address: 6600 State Route 29 - Request: is for modification of the site plan in a M-2 District.

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

VOTE NO: none

Motion Carried

Work Session Notes:

Zoning Districts;

Apartments: Should be zoned an R-5

Russell's Square

Eastgate

Devonshire

Lomar Court

Westchester

Maximum area of lot coverage;

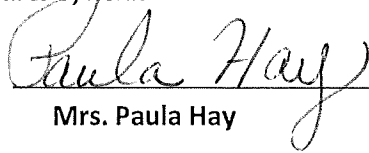
Do driveways and decks count in lot coverage? Driveways do not and decks do.

A-1	stays	20%
PRD	stays	20%
R-1	changes	35%
R-2	changes	35%
R-3	changes	25%
2 family	stays	20%
R-5	stays	20%

Motion to adjourn was made by Mrs. Boucher at 7:29 PM and seconded by Mr. Little.

Next Meeting: November 3, 2021

Chairperson:


Mrs. Paula Hay

Date:

11-3-2021

Respectfully submitted:
Kristie West, Staff
Building, Planning, and Zoning Department