

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, June 9, 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 6:30 PM.

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

Absent for Roll Call: none

Approval to accept May 19, 2021 minutes:

Chairperson asked for a motion to approve the minutes from the May 19th Special meeting.

Motion by Mr. Little to accept the minutes, seconded by Mrs. Boucher to approve the minutes from the May 19, 2021 meeting.

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

VOTE NO: none

ABSTAIN: Mr. Graham

Motion Carried

New Business:

Case # PZC21-0057 - Property address: 47 South Health - Request: is a variance for a sign permit.

Mr. Tom Hale (Staff), stated that the building has not been finished yet.

Mrs. Boucher asked what type of lighting the sign would have.

Mr. Hale said he did not believe it was going to be an electrified sign and that was not what was submitted.

Mr. Graham asked if someone was going to be here to represent the applicant.

The applicant was not present.

Mr. Hale said we encourage applicants to attend the meeting.

Mrs. Hay asked if anyone had any questions.

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

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

VOTE NO: Mr. Graham

Motion Carried

Ordinances:

Chapter 1111 Rental Registration Program

Mr. Hale reminded the board that this has been through the legal review already. He explained that he needed to clarify section 1111.99 Penalty.

Mrs. Hay asked if the board had any questions or concerns.

A motion was made by Mr. Graham and seconded by Mr. Little to recommend to Council Chapter 1111 – Rental Registration as presented.

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

VOTE NO: none

Motion Carried

Chapter 1127 Lot Coverage-Height, Lot and Area Requirements

Mrs. Boucher asked if it was 25%, would that keep them having so many variance requests.

Mr. Hale said no it would not and neither would 30%. The average house in Westwood is about 7,800 square feet. In an R-2 the requirement is 20% and the lot sizes already doesn't meet the requirement. The number would need to be raised by quite a bit.

Discussion among the board.

Mrs. Hay said that we would work on this at the next meeting.



Chapter 1141 Signs

Mr. Hale explained that the sign regulations. The ordinance requires that it still come before the Planning Commission. He believes that it should be done administratively. Mr. Hale said that a recommendation should be made to Council to modify the sign ordinance.

A motion was made by Mr. Little and seconded by Mr. VonAlmen to recommend to Council that the sign ordinance be changed.

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

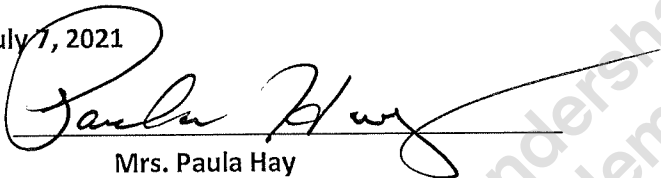
VOTE NO: none

Motion Carried

Motion was made to Mr. Little and seconded by Mr. Graham at 6:52 PM.

Next Meeting: July 7, 2021

Chairperson:


Mrs. Paula Hay

Date:

7-7-21

Respectfully submitted:

Kristie West, Staff

Building, Planning, and Zoning Department

