

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, August 4, 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. Sandy Boucher, Mr. James Graham, Mr. Jimmy Little and Mr. Roy VonAlmen

Absent for Roll Call: none

Approval to accept July 7, 2021 minutes:

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

Motion by Mr. Little to accept the minutes, seconded by Mr. Graham to approve the minutes from the July 7, 2021 meeting.

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

VOTE NO: none

ABSTAIN: Mr. VonAlmen

Motion Carried

New Business:

Case # PCZ21-0099 - Property address: 1030 Enterprise Parkway - Request: is a variance for 1 monument style sign & 1 wall sign.

Mr. Tom Hale (Staff), stated that it is for Exeter Property Group. This is for the new building going to the West of Exeter. Mr. Hale said that we have been working on the wording in the sign ordinance that was just passed so it was decided to bring this to Planning Commission. Mr. Hale showed on the map where the signs would be located at. He stated he reviewed the documents and doesn't find anything that is violation of the regulations. He also shared with the board that the applicant had a conflict and he advised them they did not have to attend.

Mr. Eugene Smith (in the audience) asked how tall the sign would be.

Mr. Hale said that the sign would be 7-feet.

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

Case # PCZ21-0099 - Property address: 1030 Enterprise Parkway - Request: is a variance for 1 monument style sign & 1 wall sign.

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

VOTE NO:

Motion Carried

Case # V21-0019 - Property address: 796 Celine Court - Request: is a variance to the allowable setbacks for poultry.

Mr. Hale stated that this case was tabled from the last meeting. The question was if they were in violation of Ordinance 505.15 and that if there was a conflict with ordinance 1135, which is in reference to 4-H animals. Mr. Hale said it is not in conflict. Mr. Hale said that the pen is closer than 100 feet from the neighboring property. He explained that the request is not whether or not they can have chickens, but if they can have them closer than 100 feet.

Mr. Little asked if they approve this, does it go with the application.

Mrs. Hay said it is an individual case.

Mr. Hale said that they have been requested to review the ordinance 505.15. anything approved prior is based off the prior decision.

Mrs. Hay swore in the applicant.

Mrs. Kathleen Chrysler (Applicant), stated she would like to see the Ordinance changed to have move accountability.

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

Case # V21-0019 - Property address: 796 Celine Court - Request: is a variance to the allowable setbacks for poultry.

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

VOTE NO: none

Motion Carried

Mrs. Hay closed the public portion of the meeting at 6:51.

Discussion among the Board in regards to the Ordinance 515.05.

Motion to adjourn was made to Mr. Little at 7:02 PM.

Next Meeting: October 6, 2021

Chairperson:

Mrs. Paula Hay
Mrs. Paula Hay

Date:

9-9-2021

Respectfully submitted:

Kristie West, Staff

Building, Planning, and Zoning Department