

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, June 7, 2023

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order at 6:30 PM and asked for Roll Call.

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

Absent: none

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the May 3, 2023 meeting.

Motion by Mr. Graham to accept the minutes, seconded by Mr. VonAlmen to **approve** the minutes from the May 3, 2023 meeting.

A motion was made by Mr. VonAlmen and seconded by Mr. Graham to approve the minutes.

ALL IN FAVOR: yes

Motion Carried

Chairperson Hay explained the process for the public hearing.

New Business:

Case # WJZ23-0080 – Applicant: Yoel Jacob, Walker Way OH Development LLC - Property address: Parcels 08-00178.002 & 10-02020.000- Request: For a site plan approval for a multi-tenant warehouse.

Mr. Tom Hale (Staff) stated that this application was for a new development on Walker Way. The address has not been assigned. The request is for a 539,000 square feet warehouse with multi-tenant distribution facility. Mr. Hale said that the applicant also requested according to ordinance 1125.10 which allows them to ask for the preliminary and final site plan concurrently.

Chairperson Hay asked if they have met all the requirements set forth.

Mr. Hale said yes, they did and that he did review the request.

Mr. Hale explained that we did not have any visuals because the meeting is in a temporary spot.

The Public Hearing was opened at 6:36 PM

Mr. Benjamin Johnson explained that he is also representing the buyer.

Mrs. Amy Huffman, with FedOne explained the documents that were given to the board. She said that it is a multi-tenant building.

Chairperson Hay asked if there was anyone in the audience to speak for or against the case.

Hearing none she asked if the applicant would like to speak.

Mrs. Huffman said that the site utilities have all been laid out and they have met with the Public Service Director. Mrs. Huffman explained they are allowed to have up to 6 but are only proposing this for 4. She stated there will be 2 entrances with the car parking on the ends of the building. The building is 36 feet tall. Mrs. Huffman then explained the landscaping plan and said she could answer any questions.

Mr. Little asked about the water retention.

Mr. Hale said it would be addressed when they submit the civil plans that would be reviewed.

Mr. Johnson said that the design would be similar to what is in the industrial park. It is a little smaller but designed to be split to allow for 4 tenants.

Mr. Graham asked if they had any specific tenants in mind.

Mr. Johnson said not at this time.

Mrs. Huffman said they are getting inquiries every day.

The public hearing was closed at 6:47PM

Case # WJZ23-0080 – Applicant: Yoel Jacob, Walker Way OH Development LLC - Property address: Parcels 08-00178.002 & 10-02020.000- Request: For site plan approval for a multi-tenant warehouse.

A motion was made by Mr. Little and seconded by Mrs. Boucher for Council Recommendation for a site plan approval for a multi-tenant warehouse.

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

VOTE NO: none

Motion Carried

Case # WJZ23-0060 – Applicant: Peter & Rhonda Berry - Property address: 744 Brookdale Drive - Request: is for a variance to the allowable lot coverage.

Mr. Tom Hale (Staff), stated that the property is in an R-2 and that allows for 35%. The request is to exceed it by about 4% and there is also a side setback issue. The setback requirement is for 10 feet and the request is 6 feet.

Mr. Little asked if they were planning on following the same line as the house.

Mr. Peter & Rhonda Berry (Applicant), explained that back in December Rhonda's mother had a house fire and now lives with them. Rhonda said it is very cramped now and the extra space would be very appreciated.

Chairperson Hay asked the applicant if they have had a survey.

Mrs. Berry said they would absolutely do that.

Mr. Berry then explained the drawing that was submitted to the board.

Mr. Little pointed out that they have already increased the lot coverage for that area.

Chairperson Hay asked if there was any one for or against the case.

Hearing none at this time.

Case # WJZ23-0060 – Applicant: Peter & Rhonda Berry - Property address: 744 Brookdale Drive - Request: is for a variance to the allowable lot coverage.

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

Chairperson Hay clarified the motion contingent upon a survey being submitted to staff.

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

VOTE NO: none

Motion Carried

Case # WJZ23-0065 – Applicant: Ernest Enterprises - Property address: 1048 Gateway Park Drive - Request: an on-site concrete batch plant.

Mr. Hale (Staff), The request is for a temporary on-site batch plant that was approved last year and has since expired. The concrete was used for the CORE 5 building and has been idle since that. There is a potential for another building for which this would be for. They are asking for a 12-month extension.

Mr. Tom Costello, from Conduit Pipe said he is the Operations Manager for Conduit Pipe and the company has been there since 1968. The company has been around for over 100 years. He explained that his concern is where is the water table is running. He explained that he must send in quarterly and yearly reports to the EPA because of the Darby water shed. Mr. Tom said that if there is water run off with chemicals that come down their ditch, they would be picking them up from other properties. As far as the cement plant, he would like to know where the water runoff is going to.

Mr. Hale said that would be a question for John Mitchell, Director of Public Service.

Case # WJZ23-0065 – Applicant: Ernest Enterprises - Property address: 1048 Gateway Park Drive - Request: an on-site concrete batch plant.

A motion was made by Mr. Little and seconded by Mr. Graham to table the request.

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

VOTE NO: none

Motion Carried

Case # WJZ23-0061 – Applicant: John Mitchell for the Village of West Jefferson - Property address: 81 North Heath Street- Request: is for site plan approval for an accessory structure.

Chairperson Hay opened the public hearing at 7:21 PM

Mr. Hale explained that the Village owns a service garage that they would like to build a lean to for storage. Because it is in an M-2 it requires a site plan approval. Mr. Hale said the Village also owns the other lot. He said that the lot coverage would be 26%. Mr. Hale said that they have 3 things before them. 1- site plan approval / 2- a variance for the setbacks and 3- lot coverage.

Mr. Little asked if it would have a concrete pad.

Mr. Hale said that the pad is already there.

Mrs. Boucher asked if it was in the floodplain.

Mr. Hale said that yes, it is and they would have to do a floodplain development application.

Mr. Mike Bobo (51 North Heath Street), said he was concerned about the overall facility. He said it seems like the tall weed ordinance does not apply to them. Mr. Bobo thought that maybe this would enable them to clean the property up. He said he has asked and does not get any answers.

Case # WJZ23-0061 – Applicant: John Mitchell for the Village of West Jefferson - Property address: 81 North Heath Street- Request: is for site plan approval for an accessory structure.

Mr. Little said he feels like they should table pending a more accurate rendering.

A motion was made by Mr. Little and seconded by Mr. VonAlmen to table the variance.

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

VOTE NO: none

Motion Carried

A motion was made by Mrs. Boucher and seconded by Mr. Little approve the site plan request.

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

VOTE NO: Mr. Graham

Motion Carried

Meeting Adjourned at 7:39 PM

Motion to adjourn was Mr. Little and seconded by Mrs. Boucher

ALL IN FAVOR

Chairperson:

Paula Hay
Mrs. Hay

Date:

7-12-2023

Respectfully submitted:
Kristie West, Staff
Department of Development