

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, December 7, 2022

Meeting Minutes

Call to Order: Vice Chairperson Mr. Little called the meeting to order at 6:30 PM.

Roll Call: Mr. Jimmy Little, Mr. James Graham and Mr. Roy VonAlmen

Absent for Roll Call: Mrs. Paula Hay and Mrs. Sandy Boucher

Excused absences for both Mrs. Hay and Mrs. Boucher was done by email.

Approval to accept November 9, 2022 minutes:

Vice Chairperson Little asked for a motion to approve the minutes from the November meeting.

Motion by Mr. Graham to accept the minutes, seconded by Mr. Little to **approve** the minutes from the November 9th meeting.

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

VOTE NO: none

Motion Carried

New Business:

Case # WJZ22-0008 - Property address: 84 North Center Street - Request: is for recommendation to Council for site plan modification.

Mr. Tom Hale (Staff) stated that they had a meeting in the Development Office with the applicant. He said that the owner had to be out of town for business and their representative is with a daughter having a baby. Mr. Hale explained that the business was Fisher Cast Steel and that they are in an M-2 (General Industrial) Zoning District. The request is for a 447 square feet lean to on the end of the building. He pointed it out on the PowerPoint. Mr. Hale said that the only one issue is the property line. Currently the applicant is in the process of combining the lots. He explained in an M-2 district anytime there is a development request it goes to Planning Commission for recommendation to Council.

Mr. Graham asked if they own both lots?

Mr. Hale said yes, they do.

Mr. Little asked if the addition was right on the property line?

Mr. Hale said it would be too close from a building code perspective as well as zoning.

Mr. Little then asked about the current buildings?

Mr. Hale said that those buildings would most likely be a legal non-conforming.

Mr. Mike Conway stated that a lot of the current board members have not dealt with these guys (Fisher Cast Steel) in the past however he knows that Sandy has. He said that unless you set a deadline, they don't get anything done. Mr. Conway explained that the last time they did set a deadline, and they still did not get it done. Arnie Booth had to jump on it to get it done. He said that with Fisher if you don't set a date, they will not abide by it and drag it out. Mr. Conway said that everything he has dealt with has always been like that with them.

Mr. Hale said that the M-2 Zoning District has a 1-year deadline that starts once Council has heard the case and voted in favor.

Case # WJZ22-0008 - Property address: 84 North Center Street - Request: is for recommendation to Council for site plan modification.

A motion was made by Mr. Graham and seconded by Mr. VonAlmen to approve the recommendation to Council for site plan modification contingent upon combining the two parcels and granting a variance fee for front lot line setbacks.

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

ALL IN FAVOR

Motion Carried

Staff Comments: Mr. Hale noted that we have two board members terms that are up at the end of this year.

Meeting was adjourned by Mr. Graham and seconded by Mr. VonAlmen at 6:43 PM

Next Meeting: January 4, 2023

Vice Chairperson:



Mr. Jimmy Little

Date:



**Respectfully submitted:
Kristie West, Staff
Department of Development**