

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 5:30 PM

Wednesday, October 16, 2024

Meeting Minutes

Call to Order: Chairperson Hay called the meeting to order at 5:31 PM

Roll Call: Mrs. Paula Hay, Mr. James Graham, Mrs. Sandy Boucher, Mr. Vern Flowers, and Mr. John Lepard

Absent: none

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the September 4, 2024 meeting.

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

VOTE YES: Mr. Flowers, Mr. Graham, Mrs. Hay, Mrs. Boucher, and Mr. Lepard

VOTE NO: none

Abstain: none

Motion Carried

Case # V-24-6 – Applicant: Colton Cravatt - Property address: 176 Lilly Chapel Road - Request: A variance to exceed the side yard setback.

Public hearing opened at 5:31 PM

Mrs. Hay explained the public meeting process to the audience.

Mr. Tom Hale, (Staff), explained that the property is a corner lot. The request could be for the side or rear set back. The applicant would like for the new accessory structure to be 3 feet from the property line. Regulations state it must be 5 from the rear lot line and 3 from the side lot line. He said that the intention is to line up the new building with the one that is there.

Mr. Colton Cravatt, (Contractor), stated that the homeowner is wishing to put a 22 x 25 square foot garage. The one side will be 3.8 feet off the property line and the other side will be 3 feet off the property line. He also pointed out a patio that would attach to the sidewalk. Mr. Cravatt said that the homeowner spoke to the neighbor and they said they have no problem with it being that close to their property line. He said they are trying to get the most out of the property and that if they had to go 10 feet off the property line it would create a awkward layout and make some of the property unusable.

Mr. Scott Rodgers, (184 Lilly Chapel Road), Apologized for being late and asked for more information on the case.

Mr. Hale explained that the request was for an accessory structure adjacent from the garage that is already there. The variance would be for the property line. He stated that there is a 5-foot and a 10-foot setback because of it being a corner lot. They are asking for a 3.8 because it runs at an angle. Mr. Hale said that he has already discussed it with the contractor that if this variance is approved the back of the structure would have to be fire rated.

Mr. Rodgers said that his concern was that the fence is already over the property line.

Mrs. Boucher asked if the fence was on his property.

Mr. Rodgers said yes, it is on his property.

Mr. Hale said that the fence is irrelevant and the only way to prove that is a professional survey. He stated that if the board approves the variance, it would be from the property line not from the location of the fence.

Mr. James Coffman, (audience), He stated that he lived on Hathaway Road.

Chairperson Hay explained that this is not about the case that affects Hathaway Road.

Mr. Coffman preceded to say that he feels they do not have the space in this building and that it should be at the Community Center. He said it should be held at 7:30 so that everyone on that road can attend.

Chairperson Hay explained that we need to finish the first case before we start the next one.

Adoree Georskey, (Property Owner), asked the board if they had any questions for her. She said that it was a professional survey.

Public Hearing Closed at 5:45PM

Case # V-24-6 – Applicant: Colton Cravatt - Property address: 176 Lilly Chapel Road - Request: A variance to exceed the side yard setback.

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

Mrs. Boucher asked for clarification of the where the property line was at.

Mr. Graham pointed that out to her.

Mrs. Boucher asked since there is quite a bit of property, why does it have to align with the existing structure.

Mr. Hale said that was the request from the applicant.

Mrs. Boucher asked about how close would it get to the other side.

Mr. Flowers said yes it would continue towards the property line. He then asked if they were going to put a patio in too.

Homeowner said that would be at the rear of the structure.

VOTE YES: Mr. Graham, Mr. Lepard, and Mrs. Hay

VOTE NO: Mrs. Boucher and Mr. Flowers

Motion Carried

Public Hearing closed at 5:51PM

Case # PC-24-18 – Applicant: Tonti Organization - Property address: Parcel #10-00330.000 - Request: For rezoning and preliminary development plan for a proposed PMU zoning classification.

Chairperson Hay explained the public meeting process.

Public hearing opened at 5:53 PM

Mr. Hale, (Staff), stated that this tract is about 58 acres west of the Westwood Subdivision and is currently annexed into the Village. The developer is requesting a PMU zoning district and has currently met all the zoning requirements under the Village ordinances. He stated that they have currently met with the developers and that staff has reviewed the submission. The applicant is in attendance.

Mrs. Boucher asked for clarification on one of the buildings out there.

Mr. Hale explained that building is Conduit Pipe.

Glen Dugger, Attorney-Representing the Tonti family on this property. He explained that Lauren Tonti would be doing the power point and he is here if anyone has any questions.

Lauren Tonti, (Applicant-Tonti Organization) Ms. Tonti explained that the property is adjacent to the Westwood neighborhood and to the Conduit Pipe Site. She explained that her company has had this property for a little over 20 years. She said she is the 4th generation and that her great grandfather started the company during the depression. Ms. Tonti said she is excited to bring this to the Village of West Jefferson. The site is 58.37 acres. The application is for rezoning and the preliminary development plan. She explained that they have been working on this for several years now. The goal is to bring new housing options to West Jefferson. Ms. Tonti said that the PMU zoning allows them to have the single-family homes, the multi family, and the nature park. She explained that all the requirements have been met for this application. They have done a traffic study that has been reviewed and approved. Preliminary engineering has been submitted and any concerns that arise will be addressed. The first portion is the single-family homes will be called West Jefferson Meadows. It will have a 154 single family home. The homes will be between 1600 to 2000 square feet with 2 car attached garages. There will be 3 to 4 bedrooms with 2 to 2 ½ baths. The yards will be 40 feet wide by 120 deep. The front yard set back is 20 feet, the rear is 25 and the side set backs would be 5 on each side. The access point would be off Route US 40 from Sexton Drive which will have a right and left turn lane. Sexton Drive and Jones Loop will be the main streets and will connect to Parkdale and Mary Way which was stubbed off with anticipation for development. Ms. Tonti then showed sample elevations of the single-family homes. Ms. Tonti then explained the nature park. She said that this provides a nice buffer between route 40 and housing. The nature park will bring a great amenity to West Jefferson. The final component is the Oaks Apartments. She explained that this would provide a housing option for someone not ready to buy their own. The proposed apartments are a 288-unit project. There will be 72-1 bedroom, 216-2 bedrooms and 523 parking spaces including 72 garage spaces throughout the site. With the increased cost of material since Covid they are anticipating the monthly cost to be between \$1,400 for the 1 bedroom and \$1,650-1,700 for the 2 bedrooms. There will be a Clubhouse, sundeck with a grilling area, a fire pit, a workout facility, resident lounge & business center, community garden, and a dog park. The multifamily homes will act as a buffer between the single-family homes and the manufacturing plant. There is a 50-foot buffer for screening. She then pointed out the elevations for the buildings on the power point. Ms. Tonti

explained the line of site slide. The site line shows an existing house on Hathaway and looking towards the multifamily development you cannot see the closest building.

Someone in the audience asked if there was an option for single story homes.

Ms. Tonti explained that they are talking to several builders so that would be subject to the builder that is chosen.

Mrs. Boucher asked if it was 5 feet between the houses.

Ms. Tonti said it is 10 feet. Each side yard is the 5 feet.

Mrs. Boucher then asked what was the back yard setback.

Ms. Tonti said that from the house to back is a minimum of 25 feet to the rear.

Mrs. Boucher then questioned the width of the streets.

Ms. Tonti said that they matched the existing Mary Way that was stubbed out. As well, they match the existing width of the Parkdale Road. There will only be parking on one side of the street.

Mr. Flowers asked if they have the covenants for the HOA yet.

The attorney said that will not be drafted until they get further into this process.

Chairperson Hay asked if there was anyone to speak for or against this case.

Mr. James Kaufman, (116 Hathaway Road), asked the applicant to go back to show the road that is behind Hathaway. He then proceeded to ask the applicant if they were going to put that road right against his backyard. Chairperson Hay explained that the questions need to be directed to the Chairperson. Mr. Kaufman said that his concern was this being up against their back yards. He said the nature yard should be up against the house on Hathaway for a better buffer. Mr. Kaufman said that this plan is too overloaded and will not fit there. Chairperson Hay asked the gentleman to wrap it up because his 3 minutes were up. He said he does not want to go out in his back yard and see apartments that is just silly. He then asked the applicant how many homes per acre. Chairperson Hay explained again that the questions needed to be directed to her, not the applicant. They will be given a chance to answer once everyone has spoken. She said that is the public hearing process. Mr. Kaufman then told her she set up the public hearing process not him. Mr. Kaufman then asked what is the zoning they are asking for. Chairperson Hay explained that they are asking for the rezoning of the property and a preliminary development plan. Mr. Kaufman asked what is the zoning they are asking for. Chairperson Hay said they are requesting a PMU. Mr. Kaufman said you are not telling me anything right now. Mr. Hale said because there will be single family and multi-family units that is why the PMU zoning is being requested. In a PMU you must have a preliminary development plan to indicate what you are going to do. Mr. Kaufman asked if they planned that this way. Mr. Hale said that they are trying to take the development and create what fits. Mr. Kaufman again said that they are planning the development this way because it can't conform with our zoning. Mr. Hale said that it is conforming to our zoning. The Village has a PMU zoning district and a long list of what they have to comply to. Mr. Kaufman then asked about the property on 40 that Mr. Coughlin owns and if they wanted to put apartments on it too. Mr. Hale said that he has not made application since the last plan was disapproved by Council. Mr. Kaufman asked if it was apartments. Mr. Hale said it was a mixed use. Mr. Kaufman said that if we would move these apartments closer to 40 then it would be closer to those apartments that they want to put there. Chairperson Hay said that your time is up and they will take his concerns into consideration. Mr. Kaufman said that they need to think about the schools and come back with something else.

Darren Gammell, (125 Hathaway Road), said he came from Galloway to West Jefferson because he wanted the small-town feel. He said that his concerns are the traffic and that US 40 will not be able to handle this. His second concern is what kind of buffer will there be between his home and the new ones. Mr. Gammell said that with the apartments comes more crime. He said that the way it is showing these new houses will be right in his back yard.

Michael Ramos, (175 Hathaway Road), stated that he has a couple of issues. The first one being the drainage. He said he has a drain tile in his back yard that floods. The other question would be the prices of the homes. Mr. Ramos said the last concern is about the 2-story house being in his back yard.

Chris Tebbe, (Civil Engineering) said he would answer a couple of the questions. He said that the traffic study was sent to ODOT and approved. As far as the drainage goes, any flow that comes to their property will be picked up and directed to their basins. He explained about the transition of the uses. They tried to stair step the uses and every time they change uses, they put in a buffer. When you go from houses to houses you do not usually put a buffer up. He then pointed out when you are standing outside any one of the homes you cannot see the multifamily units.

Chairperson Hay said no more questions from the audience at this time.

Chairperson Hay asked about the price point of the homes.

Mr. Dugger said they cannot comment to this at the time. It would probably be \$330,000 homes because of the prices since covid have gone up. He said that they believe this plan is very fair to everyone around.

Chairperson Hay asked what is the time line for this project.

Mr. Dugger said that it be wonderful if they could be moving dirt in the second and third quarters of next year. Maybe being doing the foundations before the next winter.

Chairperson Hay asked if they would be coming back to Planning with the final plan.

Mr. Hale said he wanted to remind the board that usually the developer asks for the preliminary and the final at the same time but this developer did not. This is only the preliminary that goes to council then if passed back to Planning.

Public Hearing Closed at 6:45 PM

Case # PC-24-18 – Applicant: Tonti Organization - Property address: Parcel #10-00330.000 - Request: For rezoning and preliminary development plan for a proposed PMU zoning classification.

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

Mrs. Boucher asked if all the single-family homes will be 2-story.

Ms. Tonti said that is subject to the builder.

Mrs. Boucher said she is asking because all the homes in Westwood are mostly single story. They are probably thinking that everyone in the new homes will be looking into their back yard.

Mr. Dugger said that the market is only about 10% wanting single story homes. The 2 story is more cost efficient to build.

Mr. Graham asked if they have any thoughts about the apartments being 2 story.

Chairperson Hay said it is not about what we like but about what is best for the community.

Mr. Kaufman blurted out that he wanted to make comment.

Ms. Hay said no more comments that the public portion of the hearing is closed.

Mr. Kaufman continued to speak and say that the sound barriers are just crapping all over the people on Hathaway.

Chairperson Hay hit the gravel and said the hearing is closed.

Mr. Kaufman said pound that all you want, this is not right you should table this thing.

Chairperson Hay said that they have heard his concerns and will now be voting.

VOTE YES: Mr. Flowers, Mrs. Boucher, Mr. Lepard and Mr. Graham

VOTE NO: none

Motion Carried

Mr. Kaufman continued with this is just crapping on the town.

Staff Comments:

Motion to adjourn the meeting by Mrs. Hay.

The meeting was adjourned at 6:51 PM

Chairperson:

Paula Hay
Paula Hay

Date:

11-6-2024

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