

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, October 4, 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. Vern Flowers

Absent: none

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the September 6, 2023 meeting.

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

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

VOTE NO: none

Motion Carried

**Case # WJV23-0006 – Applicant: Chase Killian (Timber Cove Apartments) - Property address: 623 West Main Street
- Request: Final site plan approval.**

Chairperson Hay explained the public meeting process.

Public hearing opened at 6:33 PM

Mr. Tom Hale, Staff, stated the applicant is Chase Killian at 623 West Main Street. He said that this is for the final site plan approval and that the board has already seen the preliminary plan. In the board packets are the final site plan requirements. The proposal is for additional multifamily housing.

Chase Killian, Applicant, was sworn in. Mr. Killian explained that the plan has not changed much from the preliminary after going through civil review. The only changes that were made is there was room for 2 additional buildings and the pond is now located in the back corner. Mr. Killian said some landscaping has been added too.

Chairperson Hay asked if there would be any fencing around the pond with the day care being there.

Mr. Killian said it is not intended to hold water and that the daycare is fenced around their property.

Mr. Hale said that the plans have not had the engineering review yet.

Mrs. Boucher asked how many of the trees would he be taking out.

Mr. Killian said they would be leaving at least 40 feet of them. He said he will be leaving as many trees as possible.

Mrs. Boucher asked if it is a retention pond or a detention pond.

Mr. Hale said that a detention pond would be installed in the event of a storm. A retention pond retains water.

Mr. Killian said it is a swale not a pond and the overflow will drain out slower than it is coming in.

Mr. Little asked how it would be maintained to prevent it from getting clogged.

Mr. Killian said it would have to be a routine thing to keep checking it.

Mr. Little said it should have sidewalks and curbs is his feeling. This way all the people would have a way of walking around.

Mr. Killian said it will be a 24-foot-wide road and there is not a lot of traffic but he does understand the concern for sidewalks.

Mrs. Boucher asked if there would be access both on Eastgate and Route 40.

Mr. Killian said that is correct.

Mrs. Boucher asked how many vehicles can they have.

Mr. Killian said there could be 3. One in the garage and two in the driveway. Leaving the overflow to possibly park in the street.

Mrs. Boucher asked if he has started any building improvements on the existing building yet.

Mr. Killian said he has done some minor interior upgrades so far.

Mrs. Boucher asked when he planned on starting.

Mr. Killian said as soon as he gets the approvals.

Mrs. Boucher asked if building nine and ten were larger than the other buildings.

Mr. Killian said no they are all the same size.

Mr. Graham asked about if there was another fence besides the daycare and if it would be taken down.

Mr. Killian's said yes it would be taken down.

Chairperson Hay asked if there was any in favor or against this case.

Hearing none.

Public Hearing Closed at 6:50PM

Case # WJV23-0006 – Applicant: Chase Killian (Timber Cove Apartments) - Property address: 623 West Main Street - Request: Final site plan approval.

A motion was made by Mr. Little and seconded by Mr. Flowers to recommend approval to Council with the stipulations of curbs and sidewalks.

Mr. Graham asked if we should be specific on where the sidewalks and curbs should be.

Mr. Little said along the south and west portions being concrete sidewalks and curbs on both sides.

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

VOTE NO: none

Motion Carried

Case # WJV23-0007 – Applicant: Erica Bogner - Property address: 855 Crescent Drive - Request: For a variance for the driveway setback.

Mr. Tom Hale, Staff, said they made application to extend their driveway and in accordance with the ordinance it cannot be any closer than 3 feet from the adjoining lot line.

Mr. Little asked how much it would increase her lot coverage.

Mr. Hale said they are allowed 35% and they are working on an accessory structure and it is well under in lot coverage.

Mrs. Erica Bogner added that they have gotten rid of a pool and deck which should help that. Mrs. Bogner said that she submitted a letter from the neighbor that is directly affected. She also submitted a paid invoice from the contractor which they did hire. Mrs. Bogner explained that they did mention at the beginning of the process that they would probably need a permit. She said she did not follow up on that but should have and that's why they are seeking a permit retroactively.

Nobody on the board had any questions for the applicant.

Case # WJV23-0007 – Applicant: Erica Bogner - Property address: 855 Crescent Drive - Request: For a variance for the driveway setback.

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

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

VOTE NO: none

Motion Carried

Motion to adjoin by Mr. Flowers and seconded by Mr. Little

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

VOTE NO: none

Motion Carried

Meeting Adjourned at 6:59 PM

Chairperson: Paula Hay
Paula Hay

Date: 1-10-2024

Respectfully submitted:
Kristie West, Staff
Department of Development