

RECORD OF PROCEEDINGS

Minutes of the Regular Meeting of Council

Held on December 16th, 2024



VILLAGE OF WEST JEFFERSON COUNCIL

MINUTES

December 16th, 2024

CALL TO ORDER

President Jen Warner called the Village of West Jefferson Council Meeting to Order at 7:00 p.m.

Roll Call.

Council Members in attendance: Erica Bogner, Samantha Cahill, Linda Hall, Jimmy Little, Howard Wade and Jen Warner. **Quorum Declared: 6 present, 1 absent.**

Jeff Patterson was absent due to illness and was excused by Council. Motioned by Linda Hall and seconded by Howard Wade. All in Favor.

PRAYER & PLEDGE

APPROVAL OF AGENDA AND MINUTES

Motion to Adopt the December 16th Agenda Moved by Jimmy Little and seconded by Samantha Cahill. All in Favor.

Motion to Approve the Minutes of the December 2nd, 2024, Regular Meeting of Council. Moved by Howard Wade and seconded Linda Hall. All in Favor.

RECOGNITION OF GUESTS

At this time, President Warner invited resident Bonnie Hamilton to speak. Bonnie stated that she has been attending the Council meetings for some time and has never thought to take the time to say thank you to Council so as we are wrapping up this calendar year 2024 she wanted to say thank you for all they do for the Village. She is sure it is a very thankless job. Council thanked her for her words but also for coming to the Council meetings.

President Warner invited the representative from Plank Law Firm, Craig Moncrief to the podium to speak on behalf of the Greenhaven project. Mr. Moncrief introduced others involved in the project: Richard Conie, Owner & Developer, Shawn and Jared from Fisher Homes. Mr. Moncrief wanted to give a brief history and stated that in 2020 Council approved an Ordinance to sell 25 acres to the Richard J. Conie company. Shortly thereafter, he filed two applications. One was to resolve property to the PMU District and the other was a final development plan. Both of these applications were recommended for approval by the Planning and Zoning Commission. The zoning application was approved but the final development plan was not so the property is zone a Planned Mixed Use district. Mr. Conine went back to the drawing board and made a few changes and went from 162 single family residential lots to 139 and also added almost 3 acres of open space on the western end of the property. The idea was that area could be dedicated to the Village and combined with the park to the west. Once again that same year, the Planning and Zoning Commission recommended the plan for approval, and it was a 3-4 vote from Council which failed. Some of the concerns from those Council members were traffic, West Pearl Street and the lack of access with only one entrance and exit to the development. They came to Council this evening with a new final development plan asking for their approval. At this time a drawing of the plan was shown to Council and the audience. One of the first differences that you see on the plan is the addition of an extra acre and a half of property that is in contract with Mr. Bobo. This will help with the concerns at Pearl Street and allow the development to have more room for the front entrance and exit. This also allowed them to take 17 lots that were 50 ft wide and make them 60ft wide. They are still proposing the park to the west which

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consists of 3.14 acres and would be dedicated to the Village to add to the park to the west of the development. To the north of the property are railroad tracks and then there is an AEP easement with existing overhead lines which affects the marketability of that area. Because of that they are proposing duplexes in that area. You will have two separate units, but each duplex will be considered to have their own lot with their own front and back yard they will just have a shared wall with their neighbor. There will be a retention pond with open space and then 50 foot wide lots that will fill in the development and have a similar density to the existing areas. A traffic study was completed and overall, the studies went well. Finally, to address the access issue they addressed a few things. They did add a second access street to Lincoln on the South side.

Council member Erica Bogner asked Mr. Moncrief if he could clarify that they are actually in contract to purchase the property in the front of the development or have they already purchased that. Mr. Moncrief stated that they currently are in contract. Council member Bogner just wanted to make sure that they could guarantee that they would be able to widen Pearl Street and have a that access. Mayor Martin stated that the owner of the property Mr. Bobo was sitting in the audience and could answer questions if she had any.

Council member Howard Wade asked Mr. Moncrief if with the purchase of Mr. Bobo's property and the increasing of the 17 lot sizes does that change the dimension of the houses on those properties? A representative stated that it increases the yard size, and it allows for larger plans for the home on the lot. Council member Samantha Cahill asked if it was still 139 units, and the representative stated yes.

Vice President Linda Hall asked what the distance between the Merriman addition back yards is to the new yard line. Mr. Moncrief stated that it is a 25 ft minimum set back. President Warner asked isn't an easement behind the Merriman homes. They stated yes there is.

Mayor Martin asked again about Pearl Street and what changes they would be making. He asked if they would be curbs on each side of the extension and Mr. Moncrief stated yes.

Council member Samantha Cahill asked of the homes that they are backing up to in the Merriman addition, how many of those homes will have to move sheds, fences or garages due to the property lines? The Mayor asked the same question and asked if they are on the lines will they be able to forgive those. Mr. Moncrief stated that as he remembers there are only a few lots with this issue, and most are fences or sheds that can be moved. There is one that has a block garage that they may have to discuss. President Warner asked if they would be adding a buffer between the homes and Vice President Hall asked the same question if they would be adding trees. Mr. Moncrief stated no. The individual homes owners will have the option to add fences or trees if they would like. There will be an HOA in this development so they will have to adhere to those rules.

Council member Bogner asked what the side yard distance is between the homes. Mr. Moncrief stated that minimum side yard distance from the property line is 5 ft. So, she asked if it would be 10 ft neighbor to neighbor. He stated that is correct for a minimum.

Council member Wade asked if there would be any type of sound barrier for those duplexes by the railroad tracks. Mr. Moncrief stated that there are already a significant amount of trees between the railroad tracks and those potential properties so they will not be adding any other barrier. Council member Cahill stated that they person purchasing that duplex is going to know that the track is there before they buy it so they will know what they will hear.

President Warner asked if they knew the width of Lincoln Street. They stated that they believe it is 40 ft. Vice President Hall asked if there was Street parking on Lincoln Street and a few in the room stated no, there is not. The Mayor asked Mr. Graham who was in the audience since he lives in that area and Mr. Graham stated that there are homes that have paved areas to the side of the home to park. He said it is hard to tell in some areas where the asphalt begins and where it ends on the road. Mayor Martin stated that you can look at the auditor's map. He also stated that Pearl is as wide as Twin Street and when it's improved with curbs, gutters and storm drains it will look different. The Mayor stated that if this would go through they would be held to making the necessary road changes and then the Village would update the portions they need to as well.

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Council member Erica Bogner had a question for the Director of Development Tom Hale. She asked if there would be any issues with variances. Director Hale stated that this is a different district. What happened as zoning evolved, and other districts were created it created a lot of many legal conforming lots. That is what you see here this evening. Greenhaven will be a planned district so it will be different. The odds of getting a variance will be determined by what the applicant is requesting.

Mayor Martin stated that now is the time to ask the questions and voice your opinions if you do not like something to see if they can make changes. Vice President Linda Hall stated that her concern is still wondering if a shed, fence or building is on the proposed lots will the existing residents have to move those. Mr. Moncrief stated that is tricky for a few reasons. 1st being that it would legally be a zoning violation. Garages have setbacks too. So those would require variances and now you are going to try to sell new properties with encroachments on them. Mr. Conie stated that could be an issue for the new homeowner and with the title. It may affect the mortgage/lending. Mayor Martin stated that he only knows of one garage that is in question, but the sheds and fences could be moved. Director Hale stated that a fence has to be 6 inches from the property line, but a shed or building can never be that close. More than likely those structures in question were done prior to zoning or didn't follow procedure. Both are possible. We have many legal non-conforming lots. Until a situation like this occurs that's when these problems arise. Mayor Martin asked Director Hale how we should address these issues. Director Hale stated that he heard the words block building, if there is a block building on the lot and it is encroaching then this particular lot is going to have to have some kind of compromise or change the lot line because essentially what they are saying is and he is going to agree with is that if the new buyer comes and wants to put up a structure, he has to follow their survey. Mr. Moncrief stated that this could cause issues for the new buyer, and it will have to be addressed. Council member Samantha Cahill stated that the original owner or whoever bought it after should know when they purchased it that the structure was over their lot lines. That is unfortunate but they may have to tear it down. Vice President Linda Hall asked if they would be placing any trees or anything between the two subdivisions. Mr. Moncrief stated no, they will match the current setback of the Merriman addition. Council member Samantha Cahill stated that what you have to remember is that some owners prefer chain-link, some prefer privacy or even pine trees but that would be up to the owner. There is an HOA that they will have to abide by. Fisher homes will dictate when the homes are sold what those rules will be. Council member Howard Wade asked if they knew what the HOA fees would be. The representatives said at this time they don't but normally they average about \$250 per year.

Vice President Hall asked if this project is approved, what is the timeline. Mr. Conie stated that the original plan was to develop it in two sections. It will be a 4 or 5 year build out. President Warner asked if this is the preliminary or final plan and Mr. Moncrief stated final plan. She thanked them for coming and stated she will see them on January 6th.

The Public Hearing and vote will be held at the next meeting on January 6th, 2025.

OLD BUSINESS:

None.

NEW BUSINESS

A. RESOLUTION 24-079, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MEDICAL MUTUAL OF OHIO (MMO) FOR A FULLY INSURED PLAN FOR 2025 HEALTH INSURANCE BENEFITS.

Motion to adopt Resolution 24-079 Moved by Erica Bogner and seconded by Linda Hall.

Deliberations began. "Any questions or comments?"

VOTED YEA: Erica Bogner, Samantha Cahill, Linda Hall, Jimmy Little, Howard Wade and Jen Warner.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 6-0-0.

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B. RESOLUTION 24-080, CONFIRMING THE MAYOR'S RE-APPOINTMENT OF VERNON FLOWERS TO THE VILLAGE PLANNING AND ZONING COMMISSION.

Motion to adopt Resolution 24-080 Moved by Samantha Cahill and seconded by Jimmy Little.

Deliberations began. "Any questions or comments?" None.

VOTED YEA: Samantha Cahill, Linda Hall, Jimmy Little, Howard Wade, Jen Warner and Erica Bogner.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 6-0-0.

C. RESOLUTION 24-081, CONFIRMING THE WEST JEFFESON VILLAGE COUNCIL'S RE-APPOINTMENT OF SANDY BOUCHER TO THE VILLAGE PLANNING AND ZONING COMMISSION.

Motion to adopt Resolution 24-081 Moved by Howard Wade and seconded by Samantha Cahill.

Deliberations began. "Any questions or comments?" None.

VOTED YEA: Linda Hall, Jimmy Little, Howard Wade, Jen Warner, Erica Bogner and Samantha Cahill.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 6-0-0.

D. RESOLUTION 24-082, AMENDING RESOLUTION 24-048, PASSED ON JUNE 17TH 2024, SETTING EMPLOYEE CELL PHONE REIMBURSEMENT ALLOWANCES, BY UPDATING EMPLOYEE POSITIONS.

Motion to adopt Resolution 24-082 Moved by Erica Bogner and seconded by Jimmy Little.

Deliberations began. "Any questions or comments?" President Warner asked what changes were being made to the Finance Director. Rebecca Shipley-Arnott responded that they removed the Chief Dispatcher from the list since dispatching moved to the County.

VOTED YEA: Jimmy Little, Howard Wade, Jen Warner, Erica Bogner, Samantha Cahill, and Linda Hall.

VOTED NAY: None. ABSTAINED: None. Motion Carried: 6-0-0.

E. 1st reading of **ORDINANCE 24-084**, TO ADOPT THE RECOMMENDATION TO REZONE 99 WEST PEARL STREET, PARCEL #10-00583.000, FROM A B-1 (CENTRAL BUSINESS DISTRICT) TO A R-3 (RESIDENCE DISTRICT-SINGLE/TWO-FAMILY), RECOMMENDED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2024. The second reading will be at the Tuesday, January 21st regular meeting of Council & Public Hearing.

F. 1st reading of **ORDINANCE 25-001**, APPROVING THE RENTAL RATES FOR RESIDENTS AND NON-RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER. The 2nd reading will be held at the January 6th Regular meeting of Council.

G. 1st reading of **ORDINANCE 25-002**, AMENDING ORDINANCE 22-052, SETTING POOL USE RATES FOR THE VILLAGE OF WEST JEFFERSON PUBLIC POOL. The 2nd reading will be held at the January 6th regular meeting of Council.

COMMITTEE REPORTS

Public Service and Special Events (Chair, Erica Bogner) None.

Finance (Chair, Samantha Cahill) None.

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- Employee Benefits** (Chair, Jimmy Little) None.
- Parks and Recreation** (Chair, Jeff Patterson) None.
- Development** (Chair, Linda Hall) None.
- Police** (Chair, Howard Wade) None.

DEPARTMENT REPORTS

Report for the Mayor – Mayor Martin reported that we have the new crosswalk at Franklin Street. The electric is not hooked up yet but once it is the Village will inform the residents and take photos. The water project seems to be going well. He is impressed that each day they work and then clean up so that it does not impose on traffic. Santa will be in front of the Village Hall within the next week so be aware. It has been a great year, and he appreciates everyone’s respect for each other. Today was the annual Safety meeting and we also received Ethics training from the Ohio Ethics Commission which was very informative.

Report for the Director of Public Service- Director Mitchell was unable to attend the meeting and not report was given.

Report for Recreation and Special Events Manager – Manager, Shelton Stanley was not in attendance and no report was given.

Report for Director of Finance –Director Rebecca Shipley-Arnott reported that the financials for October and November were in your packets. November was up 17% in income tax collections, and we are up for the year by 6%. Since the last meeting we have processed \$30,349.13 in income tax refunds. That was only 4 checks.

Since the last meeting:
Revenue items (over \$10,000 other than water, tax & regularly received items)

12/09/24	City of London	Contract Inspection fees	\$ 33,750.00
12/13/24	Love's	Development fees	\$299,053.12
Total receipts since last reporting: 122 receipts for 881,416.57			\$277,038.54 Thru 12/13/24

Payment items (over \$10,000.00 other than reoccurring expenses; non-payroll)

12/10/24	B&H Photo	Canon Equip/Contracts	\$ 12,818.62
12/10/24	Core & Main	Darby View Main project	\$ 22,176.50
12/10/24	Cox Paving	Paving program	\$ 16,815.90
12/10/24	Industrial Technologies	Aerator & troubleshooting	\$ 13,216.20
12/10/24	MNJ Technologies	IT Equipment & Contracts	\$ 27,737.00
12/10/24	Perram Electric	Pay App	\$ 39,062.93
12/10/24	Total Tennis	New Asphalt	\$ 26,895.00
12/10/24	Xylen Water Solutions	Sanitarie Submittal	\$ 10,504.50
12/12/24	Jefferson Local Schools	Refund County Overpay	\$ 38,720.70

Total payments since last reporting	89 payments for 115 invoices paid	\$293,309.63 thru 12/16/24
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Report for Chief of Police – Chief of Police Brandon Smith reported that the department finished two drills with the schools last week that went very well. The involved scenarios for injury that required communication by school staff to law enforcement and medics. One was completed at the Middle school/High School and one at the elementary school. This Saturday is Shop with a Cop. They will be shopping with 10 different children, and each child will have an Officer with them. Santas Sleigh Ride will be held on the 23rd in front of Nationwide Children’s for those children in critical care. This is a pretty special event and is very well recognized. The parade this past Saturday was very successful, and he was glad to see a lot of the community come out. In the last two weeks we have had 65 traffic stops, 38 on Main Street and 17 resulted in citations.

Council member Samantha Cahill asked Chief Smith if we have all of the schools’ layouts within the Village simulator to begin practicing. Chief stated that they are just finalizing that process. They

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started on the window placements and finished the floor plan. Now they are going through and applying the rest to the program. They are using West Jefferson nationally to show what the capabilities are of the program.

Report for Director of Development –Director Tom Hale reported that typically they just report that they are steady and busy, but he is going to break down things a little this time. By the end of November, the department processed 2,449 permits. To give a comparison, in 2023 they had 1,961 permits and in 2022 they had 1,722 permits. That gives you an indication of County growth. We went from 186 new dwellings in 2022 to 269 in 2023 and to date they have processed 354 in the County. 274 of those were in Plain City. 1050 Gateway is close to being completed. That has been a great project. The new tenant has occupied 80% of the building under a temporary basis. The property across from Love's is in the engineering phase and was approved some time ago. It started out as a Get Go but has changed. He is in weekly conversation with the architect for Circle K. He believes sometime in February he will see those plans. In their department they are working on agreements with the governmental relationships that we have. 2 of them need to be redone. When Becky finishes up with the end of year, he will be able to meet with her and work on those. She has been gracious enough to work with him when she has been available, and he appreciates her time. They are still very busy.

Report for Director of Information Technology – Director Mark Crosten was unable to attend the meeting due to an emergency and no report was given.

Recognition of Clerk and Council –

ADDITIONAL BUSINESS

Clerk of Council, Tisha Edwards asked the Directors if here is any legislation that they would like on for the first meeting of the year to please have that to her by December 30th due to the holidays.

President Warner stated that this is the last meeting of the year, and she would like to thank Council for all working together to do what is best for the Village. The year flew by, and we had some challenges that we worked through, and we got a lot accomplished. The bottom line is we have to look out for the Village and their money. She appreciates their confidence in her and everyone seemed to work well together this year. We will see everyone next year and thank you for coming to the meetings. Merry Christmas and Happy New Year.

ADJOURN

Motion to Adjourn by President Jen Warner at 8:00 p.m. and reconvene at the January 6th, 2025, Regular Meeting of Council & Public Hearing. Motion moved by Linda Hall and seconded by Howard Wade. All in favor.


Tisha Edwards
Clerk of Council
Date 1-6-25


Jennifer Warner
President of Council
Date 1-6-25

Please note this bulletin is posted on the Village of West Jefferson website under the Council section @ <https://www.westjeffersonohio.gov/villagecouncil>.



This legislative bulletin contains Ordinances & Resolutions to be voted on by Council and announcements of second readings and Public Hearings. If noted, supplemental and supporting documents, such as exhibits, and copies of all legislation are available upon request to the Clerk of Council's office, 28 East Main Street, West Jefferson, OH 43162. Phone 614-379-5321 or via the website at <https://www.westjeffersonohio.gov/villagecouncil>.

Resolutions and Ordinances on the Agenda for December 16th, 2024
(This color indicates attachments if there are any)

RESOLUTION 24-079, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH MEDICAL MUTUAL OF OHIO (MMO) FOR A FULLY INSURED PLAN FOR 2025 HEALTH INSURANCE BENEFITS.

WHEREAS, the Village Council desires to continue to provide adequate health insurance coverage for village employees and their dependents, and

WHEREAS, the Employee Benefits Committee has reviewed the proposed insurance plan, and the HRA reimbursement agreement included to be administered by Medical Mutual of Ohio (MMO) and

NOW THEREFORE, BE IT RESOLVED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of duly elected members thereof concurring as follows:

SECTION I: Council hereby accepts the Medical Mutual of Ohio health insurance plan, for village employees and their dependents for the term of January 1, 2025 through December 31, 2025. (copy attached).

SECTION II: This resolution shall take effect at the earliest period of time allowed by law.

RESOLUTION 24-080, CONFIRMING THE MAYOR'S RE-APPOINTMENT OF VERNON FLOWERS TO THE VILLAGE PLANNING AND ZONING COMMISSION.

WHEREAS, Vernon Flower's term on the Planning and Zoning Commission expires January 1, 2025; and

WHEREAS, the Mayor wishes to re-appoint Mr. Flowers to the term beginning January 1, 2025 and expiring on January 1, 2028.

NOW THEREFORE, BE IT RESOLVED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of duly elected members therefore concurring as follows:

SECTION I: Pursuant to Article IX Section 9.01 of the Village Charter, The Mayor hereby confirms the reappointment of Vernon Flowers to fill the expiring term on the Village Planning and

Zoning Commission, term to be for three (3) years commencing January 1, 2025 and expiring January 1, 2028.

SECTION II: This resolution shall take effect at the earliest period of time allowable by Law.

RESOLUTION 24-081, CONFIRMING THE WEST JEFFESON VILLAGE COUNCIL'S RE-APPOINTMENT OF SANDY BOUCHER TO THE VILLAGE PLANNING AND ZONING COMMISSION.

WHEREAS, Sandy Boucher's term on the Planning and Zoning Commission expires January 1, 2025; and

WHEREAS, the Village of West Jefferson Council wishes to re-appoint Sandy Boucher to the term beginning January 1, 2025 and expiring on January 1, 2028.

NOW THEREFORE, BE IT RESOLVED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of duly elected members therefore concurring as follows:

SECTION I: Pursuant to Article IX Section 9.01 of the Village Charter, The Village of West Jefferson Council hereby confirms the reappointment of Sandy Boucher to fill the expiring term on the Village Planning and Zoning Commission, term to be for three (3) years commencing January 1, 2025 and expiring January 1, 2028.

SECTION II: This resolution shall take effect at the earliest period of time allowable by Law.

RESOLUTION 24-082, AMENDING RESOLUTION 24-048, PASSED ON JUNE 17TH 2024, SETTING EMPLOYEE CELL PHONE REIMBURSEMENT ALLOWANCES, BY UPDATING EMPLOYEE POSITIONS.

WHEREAS, an existing employee position needs to be removed from the list of positions eligible for employee cell phone reimbursements due to the Village contracting dispatching services through the County; and

WHEREAS, one job title has been removed, namely Chief Dispatcher; and

WHEREAS, it is necessary for employees to be employed with the Village at the end of the reimbursement period to be eligible for the reimbursement.

WHEREAS, it is necessary to add the same to the list of eligible positions that receive cell phone reimbursement;

NOW THEREFORE, BE IT RESOLVED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of duly elected members thereof concurring as follows:

SECTION I: Council hereby sets the employee cell phone reimbursement allowances as follows:

Employees in the following positions shall receive a semi-annual cell phone allowance of \$60.00 to be paid in June and December each year:

- Public Service Street Labor & Maintenance
- Public Service Water & Sewer Labor & Maintenance
- Public Service Assistant Wastewater Superintendent

Public Service Assistant Water Superintendent

Employees in the following positions shall receive a semi-annual cell phone allowance of \$120.00 to be paid in June and December each year:

- Building and Zoning & Code Enforcement Official
- Chief Building Inspector
- Recreation and Special Events Manager
- Public Service Water Superintendent
- Public Service Wastewater Superintendent
- Public Service Operations Manager
- Public Service Construction Inspector
- Public Service Equipment Operator
- Clerk of Council
- Police Sergeants
- Assistant Director of Finance / Human Resource Manager
- Assistant to the Mayor / Community Engagement Officer
- Canine Officer

Employees in the following positions shall receive a semi-annual cell phone allowance of \$180.00 to be paid in June and December each year

- Mayor
- Police Lieutenant
- Director of Public Service
- Director of Finance
- President of Council
- Director of Building, Planning and Zoning
- Director of Information Technology

SECTION II: Employees may refuse the cell phone reimbursement in writing.

SECTION III: This resolution shall take effect immediately.

1st reading of **ORDINANCE 24-084**, TO ADOPT THE RECOMMENDATION TO REZONE 99 WEST PEARL STREET, PARCEL #10-00583.000, FROM A B-1 (CENTRAL BUSINESS DISTRICT) TO A R-3 (RESIDENCE DISTRICT-SINGLE/TWO-FAMILY), RECOMMENDED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 4TH, 2024. The second reading will be at the Tuesday, February 18th regular meeting of Council & Public Hearing.

WHEREAS, the Planning and Zoning Commission has reviewed the application at the Village of West Jefferson Planning and Zoning Commission Meeting on December 4th, 2024; and,

WHEREAS, the Planning and Zoning Commission voted 4 in favor and 0 against; and,

NOW THEREFORE, BE IT ORDAINED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of the members therefore concurring as follows:

SECTION I: Council hereby adopts the recommendation to rezone the parcel #10-00583.000 from a B-1 to R-3, as recommended by the Planning and Zoning Commission.

SECTION II: The Clerk of Council shall give a certified copy of legislation to the Director of Public Service to facilitate the changes to the District Map of the Village of West Jefferson, Ohio, to reflect the zoning contained in and approved by this ordinance, according to Codified Ordinances Chapter 1117.02.

SECTION III: This ordinance shall take effect at the earliest period of time allowed by law.

1st reading of ORDINANCE 25-001, APPROVING THE RENTAL RATES FOR RESIDENTS AND NON-RESIDENTS FOR THE VILLAGE OF WEST JEFFERSON COMMUNITY CENTER.

WHEREAS, The Village allows residents and non-residents to rent the facility in the Village of West Jefferson; and

WHEREAS, new rates have been created in order to rent the facility which includes tables, chairs and kitchen space within the facility; and

NOW THEREFORE, BE IT ORDAINED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of the members concurring as follows:

SECTION I: Council hereby approves the rental rates for residents and non-residents for the Village of West Jefferson Community Center.

SECTION II: Said rates will be followed:

- a. Residential rental rate is \$75.00 for 4 hours. \$25.00 per hour after the initial 4 hours. This time includes set up and clean up time. If more time is needed it will need to be requested in advance.
- b. Non-residential rate is \$200.00 for 4 hours. \$50.00 per hour after the initial 4 hours. This time includes set up and clean up time. If more time is needed it will need to be requested in advance.
- c. A deposit for the Community Center rental will be \$50.00. The deposit will be refundable a month after the date of the event if all areas are left as found. Floors need to be swept, trash bags in the outside dumpster and tables and chairs put back or left where found. A signature will be required of all renters on the agreement.

SECTION III: This Ordinance shall take effect at the earliest period of time allowed by law.

ORDINANCE 25-002, AMENDING ORDINANCE 22-052, SETTING POOL USE RATES FOR THE VILLAGE OF WEST JEFFERSON PUBLIC POOL.

WHEREAS, the Mayor and Council take great pride in having the best possible pool in Madison County; and

WHEREAS, the Mayor and Council wish to offer the best services possible to the community such as swim lessons, water aerobics, and other activities; and

NOW THEREFORE, BE IT ORDAINED, by the Council, Village of West Jefferson, County of Madison, State of Ohio, with a majority of duly elected members thereof concurring as follows:

SECTION I: Season pass rates

	<u>Village Resident</u>	<u>Non-Resident</u>
Single Membership	\$120.00	\$200.00
Family Membership	\$170.00	\$250.00
Senior Citizen (over 60)	Free	Free
Babysitter's Membership	\$250 base price	

(Prices may vary depending on other memberships and the likelihood of several different situations)

Annual memberships purchased on or before Tuesday, June 2, 2025 will receive a \$10.00 discount.

A family pass consists of two adults and five (5) children that are immediate family members under the age of 22 who are single and dependent on parent for support and reside in the same home. An additional \$15.00 for Resident and \$25.00 for Non-Resident fee will be charged for each additional child after the fifth.

A Babysitter's pass consists of one adult and up to five (5) children under the age of 18 who are single and dependent on a parent for support. This pass can be used Monday through Friday from noon to 4:00pm. An additional rate of \$3.00 per person per day will be collected for those wanted to stay later than 4:00pm. Regular rates will apply for Saturdays and Sundays. Prices may vary depending on varying situations that are likely to occur. The base rate applies when possible and other rates will be determined by the Parks and Recreation Director and/or Mayor.

All paid Village employees are eligible for a free season pass consisting of two adults and five (5) children that are immediate family members under the age of 22 who are single and dependent on parent for support and reside in the same home.

SECTION II: Daily admission rates

Children 2 and under with Adult paid admission:	Free
3-5 years old	\$2.00
6-59 years old	\$4.00
60 years and older	Free
After 5:00 pm (no rain checks)	\$2.00
Day tickets (10 admission anytime)	\$35.00

SECTION III: Group rates

The Parks and Recreation Director, with approval by the Mayor, may negotiate rates with any group larger than 15 persons between the hours of 12:00 noon and 8:00 pm. A 2.5 hour time limit will be imposed. The group must have adult supervision by the pool at all times. The group must be pre-announced by one day before arriving at the pool.

SECTION IV: Activity Rates

The Parks and Recreation Director, with approval by the Mayor, will set the rates for activities at the pool, including but not limited to, swim lessons, water aerobics, sports activities, and special events.

SECTION V: Pool Rental Rates

The West Jefferson pool is available for rent before and after normal business hours. The pool rental is \$175.00 for two hours at either 10:00am-12:00pm or 8:00pm-10:00pm for residents and \$300.00 for Non-residents. Non-Profit organizations rate will be \$100.00 for the two hours.

SECTION VI: Heat Emergency

During a heat emergency, under the discretion of the Mayor and Council conferring, the pool rates may be altered temporarily by the Parks and Recreation Director.

SECTION VII: This Ordinance shall take effect at the earliest period of time allowable by law.

Notes: _____

Jisl

Report to Council

The Financials for October and November are in your packets.
November was up 17% in income tax collections. For the year 6% up.
Since the last meeting we have processed \$30,349.13 in income tax refunds.

Since the last meeting:

Revenue Items (over \$10,000 other than Water, Tax & Regularly Recd Items)

12/9/2024	City of London	Contract Inspection Fees	\$	33,750.00
12/13/2024	Love's	Development Fees	\$	299,053.12

Total Receipts since last reporting	122 Receipts for \$881,416.57.	thru 12/13/24
-------------------------------------	--------------------------------	---------------

Payment Items (over \$10,000 other than reoccurring expenses - non Payroll)

12/10/2024	B & H Foto & Electronics	Canon Equipment & Contracts - IT	\$	12,818.62
12/10/2024	Core & Main	Darby View Main Project	\$	22,176.50
12/10/2024	Cox Paving	Paving Program	\$	16,815.90
12/10/2024	Industrial Technology	Aerator & Troubleshooting - WTP	\$	13,216.20
12/10/2024	MNJ Technologies	IT Equipment and Contracts	\$	27,737.00
12/10/2024	Perram Electric	Pay App	\$	39,062.93
12/10/2024	Total Tennis	New Asphalt	\$	26,895.00
12/10/2024	Xylen Water Solutions	Sanitarie Submittal - WWTP	\$	10,504.50
12/12/2024	Jefferson Local Schools	Refund County Overpayment	\$	38,720.70

Total Payments since last reporting	89 Payments for \$293,309.63	thru 12/16/24
	115 Invoices Paid	



Date: 12/16/24

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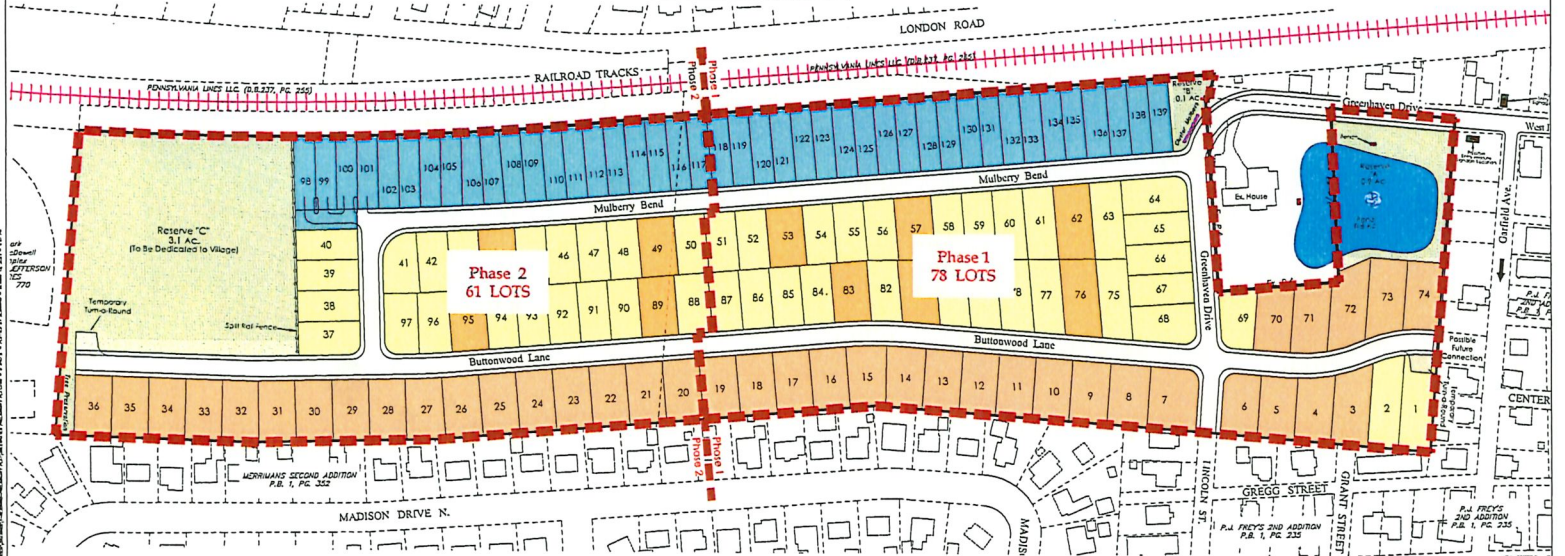
PHASING PLAN
FOR:
Greenhaven
WEST JEFFERSON

LEGEND	
PHASE LINE	---
30' WIDE LOTS	42 LOTS
50' WIDE LOTS	48 LOTS
60' WIDE LOTS	48 LOTS

PHASE 2 = 61 LOTS
41 Single-Family Lots
10 Paired Units with shared walls on 20 fee simple Lots
Phase 2 Started Summer 2029² - Completed Summer 2032²

PHASE 1 = 78 LOTS
56 Single-Family Lots
11 Paired Units with shared walls on 22 fee simple Lots
Phase 1 Started September 2025 - Completed Summer 2029²

PHASING PLAN



²Phasing subject to change due to market conditions

GREENHAVEN SUBDIVISION

FINAL DEVELOPMENT PLAN and PRELIMINARY PLAT

DEVELOPMENT STANDARDS TEXT

Submittal date: October 11, 2024

B. Accessory Uses: the following uses shall be permitted as accessory uses only:

1. Home occupation (in accordance with Village of West Jefferson Planning and Zoning Code (the "Zoning Code") Section 1115.03).

C. Prohibited Uses: the following uses shall be prohibited:

1. All uses not referenced in Section A and B of this Development Standards Section.

D. Height:

1. The maximum building height for residential structures shall be 35'.

E. Individual Lot Requirements:

1. The following standards shall apply to all 50' wide lots depicted in yellow on the Final Development Plan:

- 1) minimum lot width (at building line): 50'
- 2) minimum lot depth: 95'
- 3) minimum side yard setback: 5'
- 4) minimum side yard setback adjacent to right of way: 15'
- 5) minimum front yard setback: 20'
- 6) minimum rear yard setback: 25'
- 7) minimum accessory structure setback (from rear property line): 5'
- 8) maximum building coverage: 60%
- 9) minimum house sq. ft.: ranch- 1,200, two-story- 1,500
- 10) Minimum lot size: 4,700 square feet.
- 11) Minimum floor areas shall not include basements or garages.
- 12) Items such as window wells, A/C units, fireplaces and bay cantilevers are allowed to encroach into the building setback areas.

- 9) Items such as window wells, A/C units, fireplaces and bay cantilevers are allowed to encroach the building setback areas.
- 10) Minimum lot size: 6,000 square feet.
- 11) Minimum floor areas shall not include basements or garages.
- 12) Patios are allowed to encroach into the rear yard setback area.

F. Access, Traffic Circulation, Parking and Loading.

1. Vehicular access to the developed Property will be provided by: (a) a public road connecting to West Pearl Street, as generally depicted on the Final Development Plan, and (b) an extension of Lincoln Street extending north into the Property. If the opportunity arises, Buttonwood Lane can be extended to Garfield Avenue to provide a third access to the developed Property
2. The block north of Buttonwood Lane, south of Mulberry Bend, and west of Greenhaven Drive shall extend for a maximum of 1,535' linear feet. All other blocks within the Property shall be no longer than 1,200' pursuant to Section 1173.08(c)(1) of the Zoning Code.
3. All street right-of-way shall be publicly dedicated and shall be a minimum of 26' in width from face of curb to face of curb, with an 18" standard curb and gutter on each side of the street constructed within a 40' right of way. 4' sidewalks shall also be constructed just outside of the right of way within permanent easements in accordance with Village code requirements.
4. Parking shall only be permitted on one side of the street.

G. Building Architecture and Materials. The following standards establish the minimum architectural requirements for this PMU development:

1. **Building Type:** The single-family homes constructed on the Property shall match their respective depictions on the Elevation Views, a copy of which is attached hereto as Exhibit "B". The same combination of floor plan and elevation cannot be duplicated next door or across the street in the detached single-family residential sections. Duplication of elevations is acceptable in the attached single-family residential section.
2. **Exterior Materials:** The exterior siding of all buildings shall be comprised of brick, brick veneer, stone, cultured stone, stone veneer, fiber cement board, wood lap siding, composite lap siding, cedar shake, vinyl siding with a minimum thickness of 0.044", vinyl/aluminum soffit and fascia and metal accent roofs. Foundations can be both slab construction and basement construction.

L. Home Owners Association.

1. The Developer shall establish a homeowner's association which shall be turned over to unit owners when 100% of the development is privately owned.

M. Model Homes: With regards to model homes, the following standards shall apply:

1. Individual homes may be used as model homes for the purpose of marketing and sales.

2. Manufactured and/or modular buildings are permitted for use as a sales or construction office during the development of the homes and Property.

3. As part of the construction process, two (2) model home permits prior to completion of the first phase of development may be submitted to the Village for approval. As long as the models comply with the approved development standards, the Village shall approve the permits and allow construction of the model homes. Occupancy of and/or sales from the model home(s) shall not be permitted until the final plat for the first phase is recorded.

N. Site Development Schedule.

1. The development shall be constructed in two (2) phases; the phase line between Phase 1 and 2 is set forth on page 2 of the Final Development Plan. The Developer estimates that each phase shall take approximately 36 months to complete, however, actual construction duration for each phase is dependent upon market conditions, absorption, weather, and other factors which are beyond the control of the applicant.

O. Compliance with Development Standards

1. The Developer shall develop the Property in accordance with the approved Final Development Plan and Development Text provided, however, in the event a specific standard or requirement is not contained within such documents, the provisions contained in the Zoning Code applicable to the PMU zoning district shall control.

P. Narrative Statement Summary

1. This PMU provides a flexible zoning management tool that meets the needs of integrated, modern developments that mix residential uses and open space, while preserving and enhancing the health, safety and general welfare of the inhabitants of the Village, while responding to contemporary market opportunities for positive development and economic growth of the area. The proposed street

ELEVATION VIEWS
FOR
Greenhaven
WEST JEFFERSON

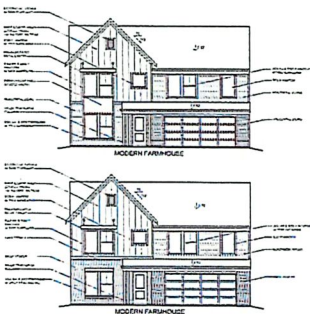
3
5

SINGLE-FAMILY ELEVATIONS

DUPLEX ELEVATION

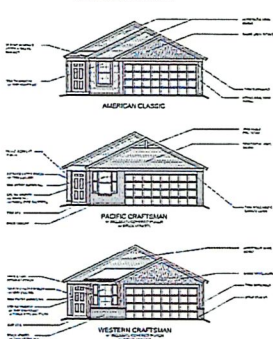
BRECKENRIDGE

40x23
MAPLE STREET COLLECTION



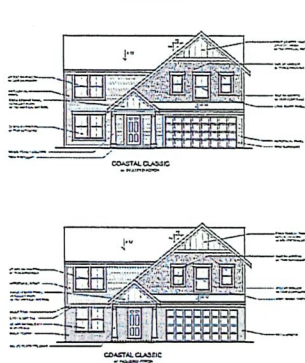
APPLETON

30x10
MAPLE STREET COLLECTION



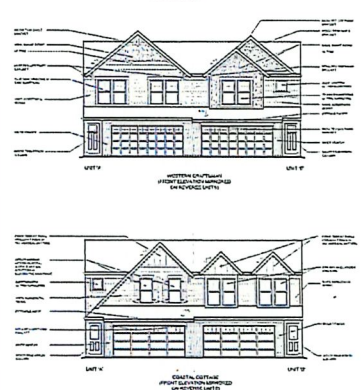
CUMBERLAND

40x21
MAPLE STREET COLLECTION



HUDSON

24x21
PAIRED PATIO



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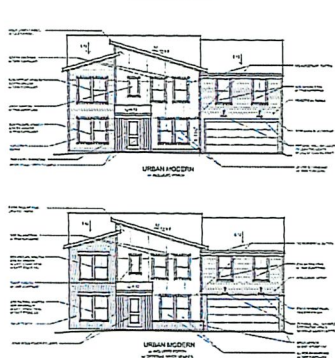
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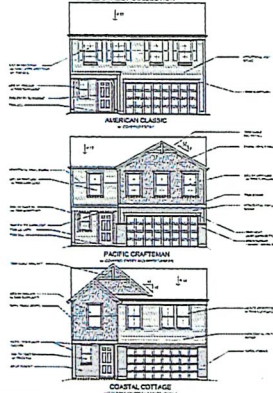
DENALI

40x21
MAPLE STREET COLLECTION



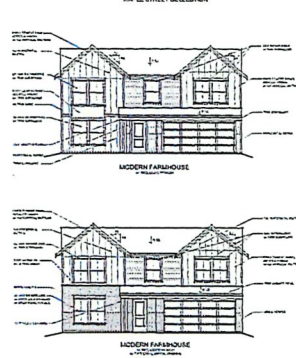
SOMERSET

30x15
MAPLE STREET COLLECTION



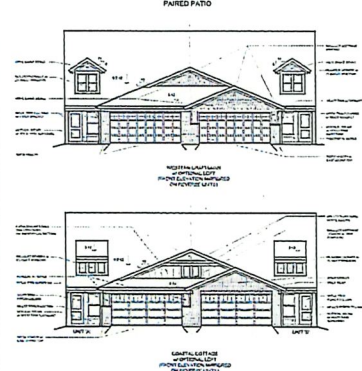
YOSEMITE

40x21
MAPLE STREET COLLECTION



WEMBLEY

24x10
PAIRED PATIO



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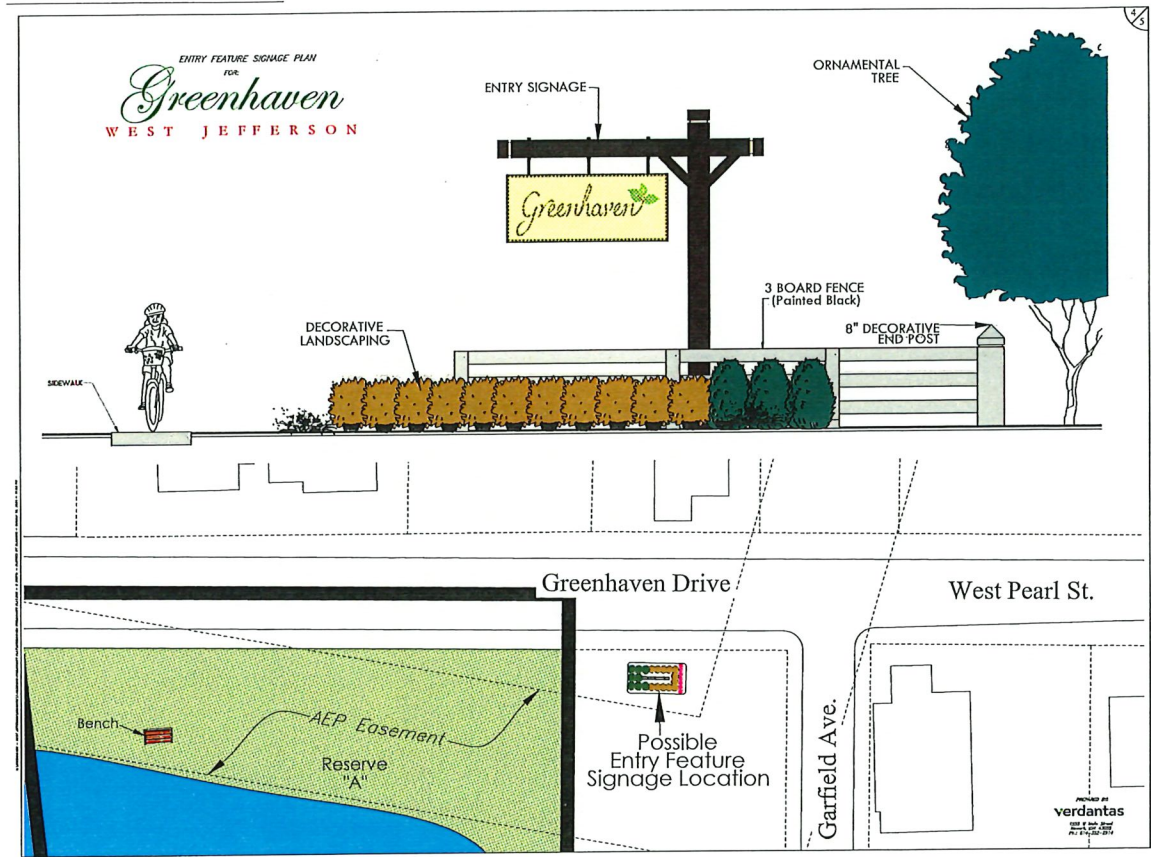
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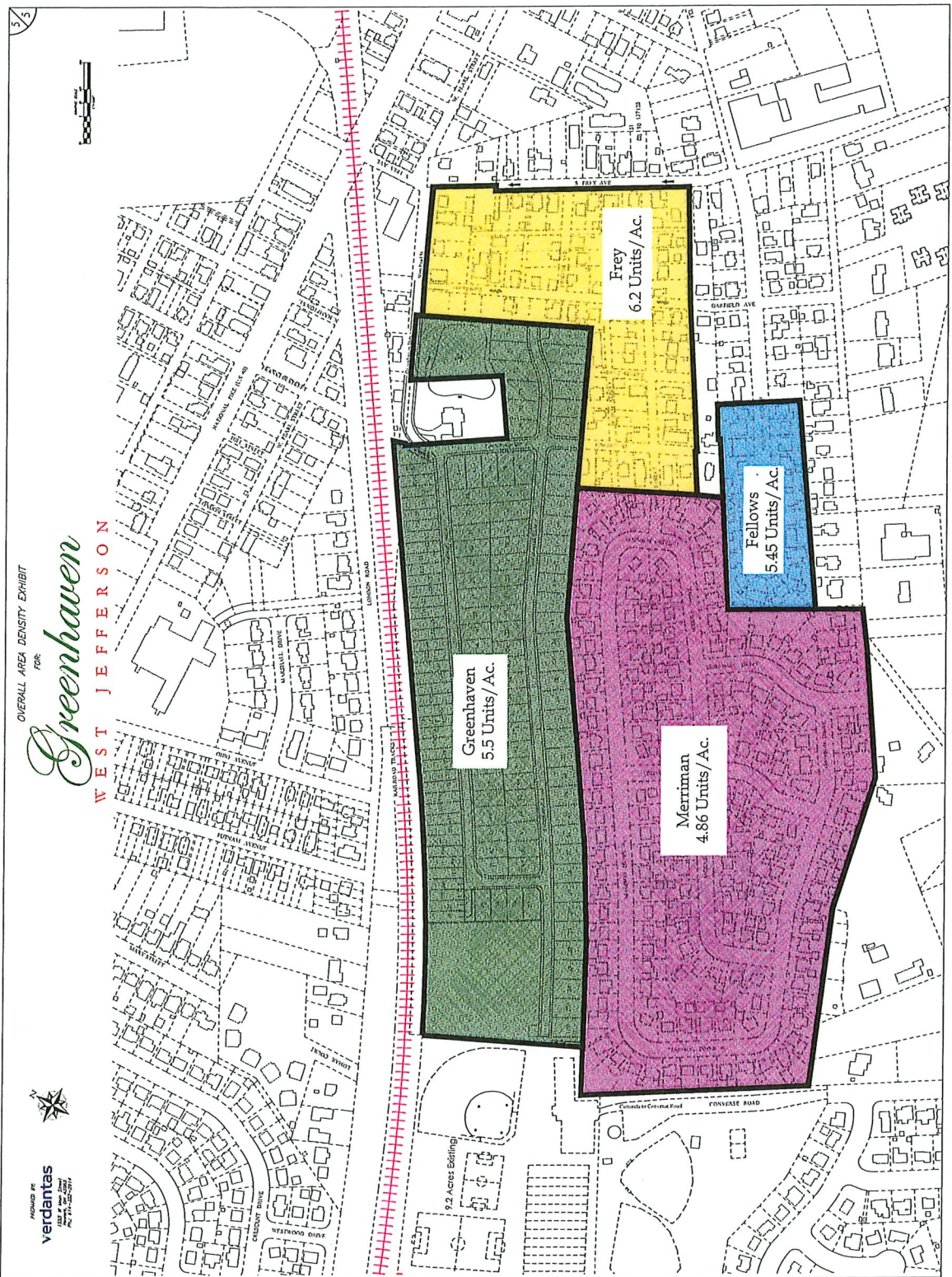
YO-2.3

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WB-2.2



OVERALL AREA DENSITY EXHIBIT
FOR
Greenhaven
WEST JEFFERSON





28 East Main Street
West Jefferson, Ohio 43162
Office# 614-379-5250

Director
Thomas A. Hale

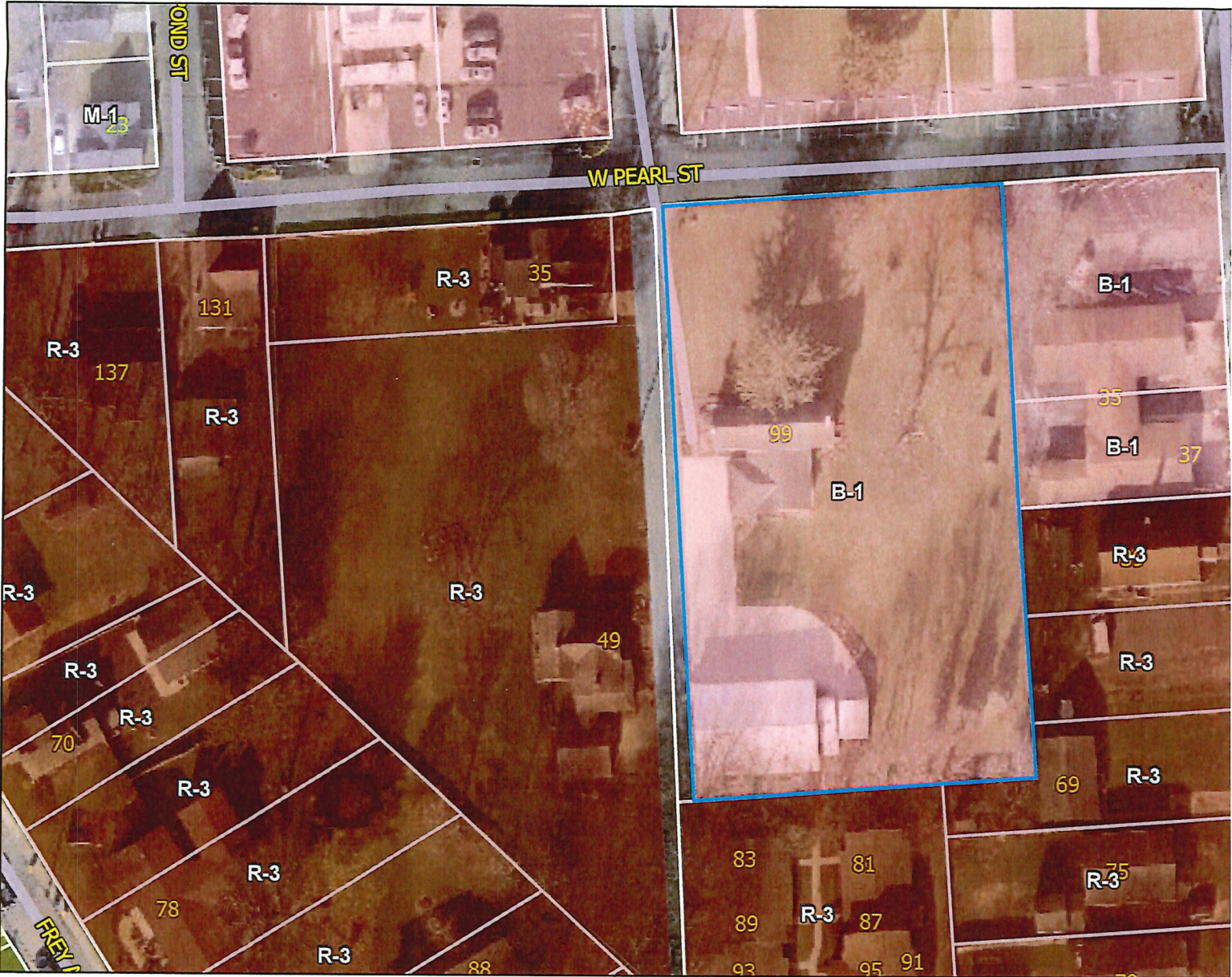
Department of Development
thale@westjeffersonohio.gov

VILLAGE OF WEST JEFFERSON PLANNING/ZONING COMMISSION

Council Recommendation Form

- Planning & Zoning Meeting Date: December 4, 2024
- Project / Development: n/a
- Representative: Neil Gardner
- Case Number: PC-24-23
- Address: 99 West Pearl Street / Parcel #10-00583.000
- Summary of Action / Recommendation:
To rezone the property from a B-1 (Central Business District) to an R-3
(Residence District-Single/Two-Family)
Board Vote: 4-0 Motion Carried
- ^{VICE-} Chairman Signature / Date: *James Graham* 12/4/2024
- Council Approval / Disapproval Date: _____

Auditor Map



11/27/2024, 9:02:53 PM

Parcels	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	R-2: Residence District
17270E726528N.ecw	17270E647328N.ecw	17165E618288N.ecw	16822E731808N.ecw	16663E665808N.ecw		R-3: Residence District (Single/Two-Family)
Red: Red	Red: Red	Red: Red	Red: Red	Red: Red	Red: Red	
Green: Green	Green: Green	Green: Green	Green: Green	Green: Green	Green: Green	
Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	Blue: Blue	
17270E681648N.ecw	17270E618288N.ecw	16848E620928N.ecw	16716E694848N.ecw	Zoning: West Jefferson	B-1: Central Business District	
Red: Red	Red: Red	Red: Red	Red: Red		M-1: Restricted Industrial District	
Green: Green	Green: Green	Green: Green	Green: Green			