

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, May 3, 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, Mrs. Sandy Boucher, Mr. James Graham, and Mr. Roy VonAlmen

Absent: Mr. Jimmy Little

Motion was made by Mrs. Boucher and seconded by Mr. VonAlmen to excuse Mr. Little from the meeting.

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

VOTE NO: none

Approval to accept minutes:

Chairperson Hay asked for a motion to approve the minutes from the March 29, 2023 meeting.

Motion by Mr. Graham to accept the minutes, seconded by Mr. VonAlmen to **approve** the minutes from the March 29, 2023 meeting.

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

VOTE NO: none

Motion Carried

New Business:

Case # WJZ23-0025 – Applicant: Juli Willbarger - Property address: 15 East Pearl Street - Request: Requesting a variance to the required parking spaces.

Mr. Tom Hale (Staff) stated that the applicant petitioned the Village to turn 15 East Pearl Street into a Café with a drive thru. The regulations require under a B-1 for 1 parking space for every 100 feet. The building is 960 feet. The ordinance requires to round up which would be 10 spaces. The request is to have only 8 spaces.

Mrs. Boucher asked about the two spaces in the back and how would they access them.

Mr. Hale said it would be through the alley.

Mrs. Boucher asked if the alley was one way.

Mr. Hale not to his knowledge and that it is not vacated.

Mr. Jim King (43 South Center Street), asked if there would be any alcohol involved.

Mr. Hale said not to his knowledge.

Mr. King said he does not have a problem with it.

Mrs. Juli Willbarger (Applicant), explained that they are currently on East Main Street for the last three years. She said her vision was to take over this building. Mrs. Willbarger said that their coffee and pastries are local. She then stated that they would have evening hours and from May to Labor Day would serve ice cream. Mrs. Willbarger said she has a shop in Hilliard that 80% of the business as drive thru. She said that the space she is in now there is no way to have a drive thru.

Mr. King asked what the hours would be.

Mrs. Willbarger said she was not sure yet.

Chairperson Hay asked how wide would the drive thru lane be.

Mrs. Willbarger said she would check with the architect.

Chairperson Hay asked if she would be combing the lots.

Mrs. Willbarger said yes, she would be doing that.

Mr. Graham said he has a concern about how busy it could get when the cars go to exit the drive thru.

Mrs. Willbarger said that Mr. John Mitchell has sat over there to observe the traffic.

Mr. Graham clarified that the vote would be only for the parking spaces.

Chairperson Hay said yes that is correct.

Mrs. Phyllis King (43 South Center Street), said she is concerned about there being more traffic in the alley. She asked if they were going to pave the front end of the alley.

Chairperson Hay said that the paving would be a question for Public Service.

Mr. King then asked the applicant what the menu was going to be.

Mrs. Willbarger said the menu would be the same as they have now.

Mr. Graham asked the applicant if she purchased this yet.

Mrs. Willbarger said no she was waiting to get this approved and would not purchase this if she could not get the drive thru approved.

Mr. Hale then explained that there would be no reason to move forward until she knows if she can put the drive thru in which is critical to her business. He said that John Mitchell approved the drawing from the traffic stand point.

Case # WJZ23-0025 – Applicant: Juli Willbarger - Property address: 15 East Pearl Street - Request: Requesting a variance to the required parking spaces.

A motion was made by Mr. VonAlmen and seconded by Mrs. Boucher to approve the variance to required parking spaces.

VOTE YES: Mr. VonAlmen, and Mr. Graham

VOTE NO: Mrs. Boucher

Motion Carried

Case # WJZ23-0038 – Applicant: Eric Poling - Property address: 170 West Pearl Street - Request: Rezone from an M- 1 (Restricted Industrial District) to a PMU (Planned Mixed-Use District).

Chairperson Hay opened the Public Hearing @ 7:03 PM

Mr. Tom Hale (Staff), stated that he and the Fire Department has done a walk thru. He said the applicant is requesting a specific use that he cannot grant. Mr. Hale said that he would need to rezone it to change the use.

Mrs. Boucher asked about the walls that are sectioned off.

Mr. Hale said that they are block walls.

Mr. Eric Poling (Applicant), was sworn in. He brought copies of the building and handed them out to the board. Mr. Poling said that zoning does not allow for any residential or for him to put an apartment in. He said he has tried to rent it out for commercial and has had no luck. Mr. Poling said that he has an adult child that he wants to build an apartment for and would put it anywhere the board would like. He says he can meet the Fire Code if he gets the mixed use.

Mrs. Boucher asked the applicant if he intends to make one apartment.

Mr. Poling said yes, he only needs one and this will be for his child.

Mr. Poling then said if he cannot rent it soon, he will be forced to sell his warehouse in Columbus and force his guys to come here. He said he is stuck in the middle of a residential district. Mr. Poling stated that he is confident that the neighbors would rather have it with an apartment instead of his business with all his trucks.

Mr. Graham asked how many bedrooms would be in the apartment.

Mr. Poling said it would two bedrooms because he must meet the Fire Code.

Chairperson Hay asked if there was any one in favor or anyone against the case that would like to speak.

Chairperson Hay closed the Public Hearing @ 7:15PM

Mrs. Boucher asked if it was changed can they put stipulation on it.

Mr. Hale said that it would go to Council from here then back to Planning Commission. At that time, they would apply any stipulations.

Case # WJZ23-0038 – Applicant: Eric Poling - Property address: 170 West Pearl Street - Request: Rezone from an M- 1 (Restricted Industrial District) to a PMU (Planned Mixed-Use District).

A motion was made by Mr. VonAlmen and seconded by Mr. Graham to approve the recommendation to Council to Rezone.

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

VOTE NO: none

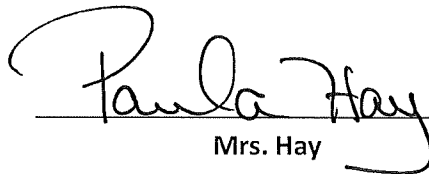
Motion Carried

Meeting Adjourned at 7:37 PM

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

ALL IN FAVOR

Chairperson:



Mrs. Hay

Date:

6-7-23

Respectfully submitted:
Kristie West, Staff
Department of Development