

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Regular Meeting 6:30 PM

Wednesday, February 8, 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, and Mr. James Graham

**Absent:** Mr. Roy VonAlmen

**Approval to accept minutes:**

Chairperson Hay asked for a motion to approve the minutes from the January meeting.

Motion by Mrs. Boucher to accept the minutes, seconded by Mr. Little to **approve** the minutes from the January 18, 2023 meeting.

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

**VOTE NO:** none

**Motion Carried**

**New Business:**

**Case # WJZ23-0005 – Applicant: West Jefferson Estates LLC - Property address: Parcel #10-02022.000 - Request: Planning Commission recommendation of the preliminary plan.**

**Chairperson Hay explained the meeting process.**

**Public Hearing opened at 6:35 PM**

Mr. Tom Hale (Staff), explained that there are two requests before the board tonight. The preliminary plan is the first request and the second is the variance to the sidewalks. He then turned it over to the applicant.

Mr. Dmitry Chmil (Applicant), explained he is representing West Jefferson Estates LLC. He said that they recently re-zoned the property. Mr. Chmil said the plan is very similar to the original design.

Chairperson Hay asked if the applicant has had the storm water calculations for drainage done and submitted it to the Village.

Mr. Chmil said no he has not.

Chairperson Hay said there have been concerns on the drainage and pointed out where there were problems.

Board had discussion about the drainage.

Mrs. Boucher asked if any of the roads will tie into the current roads?

Mr. Chmil said the plan would be to block this off. He explained that if the Fire Department wants access to it then they will. The plan is for his streets to be private.

Chairperson Hay asked if they were planning to be 55 or over?

Mr. Chmil said no it would not be.

Chairperson Hay asked if there would be any kind of a barrier between the development and the condos?

Mrs. Boucher asked about how much space between the condos?

Mr. Chmil said the minimum would be 40 feet probably. He said he does not have that exact number.

Mrs. Boucher asked if the roads were as wide as the minimum standards?

Mr. Chmil said yes, they would be.

Mrs. Boucher asked if there would be any onsite parking?

Mr. Chmil said that it would up to the Condo Association.

Mrs. Boucher asked about the drainage going into the yard?

Mr. Chmil said no it would run into the storm basins.

Chairperson Hay asked if anyone was here to speak in favor?

Connie Johnson (121 Kings Way), said she is concerned about it not being 55 or older.

Gary Burkhart (309 Ashley Lane), showed on the screen where he lives on the screen. He said he put a trench in the back of his yard which was put on their property. He would like to know if they take out the trench will they take care of the water problem.

Jenny Trabue (306 Ashley Lane), said the area the previous gentleman is speaking of has a high level of water. Wonders how they would address the drainage? She has a concern on where could a bus turn around? If there are more children, she cannot imagine not having a sidewalk for that very basic bearer.

Jack Eiselstein (527 Eldon Drive), stated he was the last house by the green space. He said the original plan did not have a house near his property. He says right now if he sits outside it is quiet and if this is a different kind of development then it would not be.

Steve Trabue (306 Ashley Lane), wanted to address the potential for students to have to walk with no sidewalks. If so they would need to go through Richmir and they would not be able to stop them. If the school decided to send a bus to get them there is no place to turn around.

Mr. Hay (503 Eldon Drive), said that last year when they were here they said they were applying to be 55 or over. Can the zoning change?

Jenny Trabue talked about the last meeting and the development being 55 or older.

Steve Trabue again said he supports the gentleman about the drainage. He had every right to put the drainage in because Elboco owned it.

Mrs. Boucher explained the school bus picking up children.

Mr. Chmil responded to the audience questions. He stated he would like to invite any Richmir owners to move over. He explained that for the 55 and older there is a lot of legality. He feels most people with children will not move into a community like this. He said he would like to finish out what the previous owner planned on doing. As far as the buses are concerned they would not go down a road where they would have to turn around.

Jeff Shetler (Audience) wanted to speak about the drainage. The pond locations can still change and will have controlled outlets. Once they get the final design, they will know the location. He told the gentleman that created the trench that he will take it and continue it. The catch basins will be on the road not in the grass.

**Board Discussion:**

Mrs. Boucher said that buses do not pick up children that live less than 1 mile from the school unless it is a special needs child.

Mr. Little asked about the drainage and the location.

Mrs. Hay said that will be done during the civil review.

**Public Hearing closed at 7:13 PM**

**Case # WJZ23-0005 – Applicant: West Jefferson Estates, LLC - Property address: Parcel #10-02022.000 - Request: Planning Commission recommendation of the preliminary plat.**

**A motion was made by Mrs. Boucher and seconded by Mr. Little to approve the following recommendation to Council for the preliminary site plan for new Condominiums in the Condo district provided:**

**1. A final site plan consisting of Civil engineering submitted to the Director of Public Service showing drainage and compliance with regulations for concrete sidewalks and curb and gutter in accordance with regulation 1129.07.**

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

**ALL IN FAVOR**

**Motion Carried**

**Case # WJZ23-0005 – Applicant: West Jefferson Estates LLC - Property address: Parcel #10-02022.000 - Request: Planning Commission recommendation for the variance to not require sidewalks.**

**Public Hearing opened 7:16**

Mr. Hale said that the variance request is to not add sidewalks.

Mr. Chmil said that he likes the look of Richmir and wants it to look the same. The streets will be 26 feet wide. If they put in sidewalks it will take away from the green space.

Chairperson Hay asked if there would be any curbs?

Mr. Chmil said there would be wedge curbs with catch basins to catch the water.

Mrs. Boucher asked how tall would be the wedge curb be?

Mr. Chmil said it would be 6 inches.

Mr. Little asked if it would be concrete?

Mr. Chmil said it would be asphalt and the developer explained how it would work.

Mr. Chmil said that the streets would remain private.

Mrs. Boucher asked how large is the front yard?

Mr. Chmil said the yard will be approximately 25 feet?

Mrs. Boucher asked how big is a typical sidewalk.

Mr. Chmil said they are typically 4 feet.

Chairperson Hay asked if anyone would like to speak in regards to the variance.

David Hay (503 Eldon Drive), asked if they could put the sidewalk and curb as a combo. He pointed out some facts from AARP saying the property value would be higher if they did have sidewalks. He said he was for the Condos but not for some of the regulations.

Mr. Chmil had no comments at this time.

**Public Hearing closed at 7:31 PM**

Mrs. Boucher feels that because there could be children it would not be safe without sidewalks.

***Case # WJZ23-0005 – Applicant: West Jefferson Estates, LLC - Property address: Parcel #10-02022.000 - Request: Planning Commission recommendation for the variance to not require sidewalks.***

**A motion was made by Mrs. Boucher and seconded by Mr. Little to approve the recommendation to Council for the variance to eliminate sidewalks.**

**VOTE YES: none**

**VOTE NO: Mrs. Boucher, Mr. Little and Mr. Graham**

**ALL IN FAVOR**

**Motion Denied**

**Case # WJZ23-0006 – Applicant: Fisher Cast Steel Products - Property address: Parcels # 10-00186.000, 10-00188.000 and 10-00189.000 - Request: Planning Commission recommendation of a site plan approval for a building addition.**

Mr. Hale said Fisher Cast Steel is located in the M-1 District and any time there is a change they have to come to Planning Commission. He pointed out where the new building will be and explained that they will be tearing down a building. He said the site plan approval will include the setbacks.

Mrs. Boucher then asked about some of the stuff that they didn't clean up.

Mr. Hale said that is not why they are here.

Mrs. Boucher asked if her vision of traffic would be impaired.

Mr. Hale said he does not believe it would.

Mr. Little asked if this would be on the same parcel.

Mr. Hale said it is actually on several parcels.

Gentleman in the audience interrupted.

### **Public Hearing Opened 7:41 PM**

Mr. Jay Harmeyer said he did not really have anything to add.

Mrs. Boucher asked when do they plan on starting it.

Mr. Harmeyer said hopefully by June.

Chairperson Hay

Aaron Davis (39 North West Street) Is asking what are they are going to use it for? He showed pictures of where the property needs to be cleaned up. He had pictures that he showed the board. He said he is not in support of this.

Mr. Harmeyer said that the additional space will be used for manufacturing.

Mrs. Boucher asked if they would have to add more furnaces.

Mrs. Boucher talking to a member in the audience.

Multiple people talking at once.

### **Public Hearing Closed at 7:56 PM**

Mrs. Boucher said she doesn't mind but there needs to be a time line.

Mr. Hale said the request could include no additional storage on the site.

Mrs. Boucher asked where the storm water drainage will go.

Mr. Hale said that when the plans are submitted then John Mitchell (Village of West Jefferson, Public Service Director) would review.

Mr. Little asked if the time frame would be 6 months from now and also the site plan with paved areas and no outside storage on the property.

Case # WJZ23-0006 – Applicant: Fisher Cast Steel Products - Property address: Parcels # 10-00186.000, 10-00188.000 and 10-00189.000 - Request: Planning Commission recommendation of a site plan approval for a building addition.

A motion was made by Mr. Little and seconded by Mrs. Boucher to approve the recommendation to Council for the site development change in the M-2 District for construction of an addition with the following provisions:

1. Approve the variance in the district for setback requirements in the listed M-2 district.
2. Approve the addition with the stipulation of combining lots as to not build across lot lines.
3. Approve the variance for proposed lot coverage.
4. Provide landscaping for any new areas for construction and a site plan showing newly paved areas.
5. Planning Commission recommends project must commence within 6 months of Council approval.
6. No external storage adjacent to the new structure.

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

ALL IN FAVOR

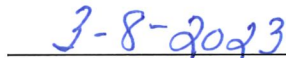
Motion Carried

Meeting Adjourned at 8:12 PM

Chairperson:

  
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Mrs. Hay

Date:

  
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Respectfully submitted:  
Kristie West, Staff  
Department of Development