

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Meeting 5:30 PM

Wednesday, September 4, 2024

*Meeting Minutes*

**Call to Order:** Chairperson Hay called the meeting to order at 5:30 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 August 7, 2024 meeting.

**A motion was made by Mrs. Boucher and seconded by Mr. Graham to approve the minutes.**

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

**VOTE NO:** none

**Abstain:** none

**Motion Carried**

**Case # V-24-4 – Applicant: Jason Blann - Property address: 115 Garfield Avenue - Request: A variance to the side yard setback.**

**Public hearing opened at 5:31 PM**

Mr. Tom Hale, Staff, stated that there is an existing deck in an R-2 zoning district. He said the deck is approximately 4.5 feet from the property line. The applicant would like to rebuild it in the same location not changing anything. The current zoning regulations require it to be 10 feet from the property line. For the applicant to rebuild a variance is required.

Mr. Jason Blann (Applicant), explained that the deck was there when they moved in and is very unsafe. He said it is to the point where they do not use it. Mr. Palm said they are trying to put money into the home and fix it up.

**Public Hearing Closed at 5:32PM**

**Case # V-24-4 – Applicant: Jason Blann - Property address: 115 Garfield Avenue - Request: A variance to the side yard setback.**

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

Mr. Graham asked Mr. Hale if he went out and looked at it.

Mr. Hale said no he did not. He said we review what was submitted, once it is built then he will inspect it.

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

**VOTE NO:** none

**Motion Carried**

**Staff Comments:**

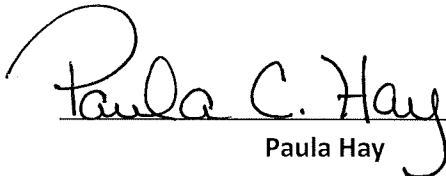
Mr. Hale said the board needed to review the food truck ordinance. He said that the Council President and the Mayor have both requested that it be reviewed. Mr. Hale said that there are complaints in town in regards to Food Trucks. He explained that the ordinance in the packets have yellow highlights for suggested changes and red highlights for items to be taken out. Again, these are just recommendation by the Planning Staff. A big change is the correction of the department name. By charter it is called the Department of Development & Redevelopment. There was discussion among the board members and their thoughts on making the changes. It was decided that the Planning Staff would make the changes that was recommended and email to the board for comments.

Next meeting the board will work on sign permits.

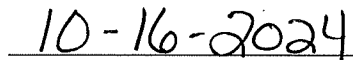
**Motion to adjourn the meeting by Mrs. Hay.**

**The meeting was adjourned at 6:09 PM**

Chairperson:

  
Paula Hay

Date:



**Respectfully submitted:**

**Kristie West, Staff**

**Department of Development**