

West Jefferson Ohio Planning & Zoning Commission

28 East Main Street

Meeting 6:30 PM

Wednesday, October 7, 2020

Meeting Minutes

Call to Order: Vice Chairperson Boucher called the meeting to order of the West Jefferson Planning & Zoning Commission and asked for a Roll Call at 6:30 PM.

Roll Call: Mrs. Sandy Boucher, Mr. James Graham, Mr. Jimmy Little and Mr. Roy VonAlmen

Absent for Roll Call: Mrs. Paula Hay

Approval to accept the September 16, 2020 minutes:

Motion by Mr. Little to accept the minutes, seconded by Mr. VonAlmen to **approve** the minutes from the September 16, 2020 meeting.

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

VOTE NO: none

Motion Carried

Chairperson Mrs. Boucher explained the process of the meeting.

New Business:

Case # P2020-0017 - Property address: 694 Hillsdale Drive - Request: A variance to construct a 24 x 24 garage.

Mr. Tom Hale (Staff), explained that the applicant made application to the office to construct a 24 X 24 garage. Mr. Hale showed the board an aerial view. He explained the property is zoned a R-2. There are two things in an accessory structure. First is the lot coverage in a R-2. It cannot go over 20% of coverage. However, it showing 3-feet from the property line and an accessory structure is required to be 5-feet. The other issue is that an accessory structure can't be more than 25% of the main structure. This variance is really for this being in excess to the primary structure.

Mr. Stewart didn't have anything to say.

Mr. Hale said it was pretty straight forward. The only thing is the 5-foot easement in the back yard. Mr. Hale asked the applicant if there was any reason that he couldn't move the structure.

Mr. Stewart said he really didn't know it was on the easement.

Mr. VonAlmen asked if it was 10-feet from his house to the garage.

Mr. Hale said it was 25-feet.

Mr. Little asked if lot coverage was in excess.

Mr. Hale said it was not.

Mr. Graham asked how tall would it be.

Mr. Hale said probably 14 at the peak and maximum allowed in that district was 20-feet.

Mr. Little asked if there was an issue with the driveway being in the easement as well.

Mr. Stewart replied (inaudible).

Mr. Hale said with the existing condition we don't do anything about it. It would be the understanding that if a utility company needed to come in there, it would be torn up.

Mr. Graham asked the applicant if he had spoken with the neighbors.

Mr. Stewart said they don't have a problem with it.

Mrs. Boucher asked if he could possible to move it. away from the easement.

Mr. Stewart said he couldn't because of the steps.

Mr. Boucher said you couldn't build on an easement.

Mrs. Boucher asked if there was anyone to speak for or against this case

Mrs. Erica Bogner said she was for it.

Mr. Little asked if he was including the shed for coverage.

Mr. Hale said yes, he was counting the shed.

Mr. Little asked if that was the total easement.

Mr. Hale said it was.

Mr. Stewart said yes it was all on his property not the neighbors.

Mr. Little asked if this would be with the stipulation that it is moved off the easement.

Mrs. Boucher said if someone wants to do it.

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

VOTE YES: Mr. VonAlmen, Mr. Little and Mr. Graham

VOTE NO: none

Motion Carried

Case # P2020-0018 - Property address: 493 Annette Court - Request: A variance to add a 24 X24 garage to an existing garage.

Mr. Hale stated the Mr. and Mrs. Nelson have a corner lot, which gives them two front yards. The property is zoned an R-2 district. The variance is for the setbacks and lot coverage. Mr. Hale asked the applicant for clarification of a picture that was submitted.

Mr. Charles Nelson, (Applicant) said that was the neighbor across the street.

Mrs. Boucher asked where the driveway would be.

Mr. Hale said he thought the intention was for them to widen the drive into the yard.

Mrs. Boucher asked where does the water from the house go to now. Does it go into a storm sewer?

Mr. Nelson explained it comes across the side yard and pointed it out to the board.

Mr. Hale explained that Mrs. Boucher was asking about where storm water was going to discharge off the garage.

Mr. Eric Vacheresse (contractor), explained that it would go off the garage over to the storm drain.

Mr. Hale explained that there is no requirement to take it to the drain.

Mrs. Boucher asked if anyone in the audience had anything to say in regards to this case.

Mrs. Bogner explained that she thinks it is a great idea.

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

VOTE YES: Mr. Little, Mr. Graham and Mr. VonAlmen

VOTE NO: none

Motion Carried

Discussion among the board.

Mr. Little said he had a concern about the first case. He said we didn't ask about where his storm water was going.

Mr. Hale said he could discuss it with the applicant. But it is in fact too late to challenge him on it.

Mr. Little commented that we just went through this last month and need to learn from their lessons.

Old Business:


Mrs. Boucher stated we need to go over some things that they have worked on before and see where it is at with council.

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

The meeting was adjourned at 6:50 PM.

Next Meeting: November 4, 2020.

Vice Chairperson:


Mrs. Sandy Boucher

Date:

12-9-2020

Respectfully submitted:

Kristie West, Staff

Building, Planning, and Zoning Department