

**West Jefferson Ohio Planning & Zoning Commission**

28 East Main Street

Meeting 5:30 PM

Wednesday, December 4, 2024

*Meeting Minutes*

**Call to Order:** Vice Chairperson Graham called the meeting to order at 5:30 PM

**Roll Call:** Mr. James Graham, Mrs. Sandy Boucher, Mr. Vern Flowers, and Mr. John Lepard

**Absent:** Mrs. Paula Hay

A motion was made by Mr. Graham and seconded by Mr. Flowers to excuse Mrs. Hay from the December 4, 2024 meeting.

**ALL IN FAVOR**

**VOTE YES:** yes

**VOTE NO:** none

**Motion Carried**

**Approval to accept minutes:**

A motion was made by Mrs. Boucher and seconded by Mr. Lepard to approve the minutes from the November 6, 2024 meeting.

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

**VOTE NO:** none

**Abstain:** none

**Motion Carried**

**Approval to accept the agenda:**

A motion was made by Mrs. Boucher and seconded by Mr. Lepard to approve the minutes from the November 6, 2024 meeting.

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

**VOTE NO:** none

**Motion Carried**

**Case # V-24-9 – Applicant: Ralph G Rohner - Property address: 222 Inwood Road - Request: For a variance for a fence on a corner lot.**

Mr. Tom Hale, (Staff), explained that the applicant has made application for a variance. The request is because of the corner lot and height requested. Mr. Hale said that the application did not give detail on any of the distances.

Vice Chairperson Graham asked if the owner was present to represent the application.

Hearing none he asked the board if they have any questions.

Mrs. Boucher said she has questions for the applicant.

**Case # V-24-9 – Applicant: Ralph G Rohner - Property address: 222 Inwood Road - Request: For a variance for a fence on a corner lot.**

**A motion was made by Mr. Graham and seconded by Mr. Flowers to table the case due to the applicant not being present.**

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

**VOTE NO:** none

**Motion Tabled**

**Case # PC-24-23 – Applicant: Neil Gardner - Property address: 99 West Pearl Street - Request: To recommend to Council to rezone the property to an R-3.**

Mr. Hale, explained that the applicant inquired about what he can do on his property and discovered that it was zoned in business district. Mr. Hale said this property was zoned incorrectly in the business district when the Village did some rezoning. The Department initiated this rezoning request and recommends it goes from a B-1 to an R-3, which is the adjacent district. Staff believes that an R-3 is the appropriate zoning for the property.

Vice Chairperson Graham asked if the applicant was present.

Mr. Hale said no that because the department initiated it, they did not request the applicant to be present.

**Case # PC-24-23 – Applicant: Neil Gardner - Property address: 99 West Pearl Street - Request: To recommend to Council to rezone the property to an R-3.**

Vice Chairperson Graham asked if the board had any comments.

Hearing none

**A motion was made by Mr. Flowers and seconded by Mr. Lepard to recommend to Council to rezone the property to an R-3 zoning**

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

VOTE NO: none

Motion Carried

Staff Comments: Mr. Hale said that we have been selected by Miami University to participate in the Ohio Public Leaders program. The program takes students that our employed by the University and in the month of January a student will be in are department. Mr. Hale said that this student will be asked to work on our ordinances.

Motion to adjourn the meeting by Mr. Flowers and seconded by Mr. Lepard.

ALL IN FAVOR

VOTE YES: yes

VOTE NO: none

Motion Carried

The meeting was adjourned at 6: 10PM

Vice Chairperson:   
James Graham

Date: 1-8-2025

Respectfully submitted:  
Tom Hale, Staff  
Department of Development