

**VILLAGE OF WEST ALEXANDRIA
PLANNING COMMISSION
SPECIAL MEETING
Minutes - September 17, 2007**

The West Alexandria Planning Commission met in special session on Monday, September 17, 2007, with the following members present:

**Russ Schenck
Jim Teufel
Kevin Thorpe
Steve Stockslager
Mitch Suggs
Bill Bliss, Zoning Inspector**

Visitors present: Chris Day & David Mays

The meeting was called to order by Russ Schenck at 6:10 p.m.

COMMISSION BUSINESS

1. Russ Schenck presented the changes to Chapter 1406.5 of the Codified Ordinances with regard to building specifications that had previously been discussed in the 9/4/07 meeting. (See attached – page2)

Motion:

A motion to accept the changes to the ordinance and present these changes to council was made by **Kevin Thorpe**. Seconded by Steve Stockslager.

MOTION APPROVED.

2. Mitch Suggs informed the Commission that he had received a letter from Miami University Professor, Phillips Russo, Political Science Dept., regarding economic development for small communities. Mitch stated that the village needs to update its' Comprehensive Development Study as this has not been done since the 1970s.

Motion:

A motion to adjourn was made by **Jim Teufel**. Seconded by Steve Stockslager.

MOTION APPROVED.

Meeting was adjourned at 6:40 p.m.

Next regular meeting is October 1, 2007, 7:00 p.m.

Recorder

Karen Mays

These amendments to be added to the Codified Ordinances of West Alexandria, Ohio, Chapter 1406, Preble County Building Code, under Section 1406.5 amendments.

Section 404. Plans and Drawings

- A. Drawing shall include elevations of all sides, floor plans of all levels and construction details such as footers, trusses and wall sections. Plans for a 400 sq. ft. minimum attached garage or a detached two (2) car garage with one (1) 16 ft. (minimum) or two (2) 8 ft. (minimum) overhead garage door(s) shall accompany house plans being submitted for approval.
- B. A plot plan drawn to scale shall be provided. It shall show the placement and dimensions of the proposed structure and any existing structures including overhangs, rakes and any other projections. Also, dimensions of driveway must be shown. Driveways must be a minimum of five (5) ft, from the property line.

Section 405 Roofs

- A. 16 inch overhang and 10 inch gable rake are required for all roofs with 4/12 or 5/12 pitch. 12 inch overhang and 10 inch gable rake are required for roofs 6/12 or greater. 4/12 pitch is the minimum allowed for all living areas. Attached roofs of non-living areas must be at a minimum of 4/12 pitch, Variances may be granted by the Planning Commission, for architectural style(s).
- B. Flat roofs are prohibited.
- C. Gutters shall be installed on any house or garage (attached or detached) prior to final inspection. Gutters are not included in overhang requirements.

Section 406 Exterior Finish

- A. Exterior finishes may either be wood, brick, brick veneer, stone, aluminum or vinyl siding.
- B. Concrete block is prohibited.

Section 407 Modular Homes

- A. Sectional manufactured homes or housing units with attached steel frame or steel substructure with in the Village of West Alexandria is prohibited,