

VILLAGE OF WEST ALEXANDRIA PLANNING COMMISSION

Minutes - September 4, 2007

The West Alexandria Planning Commission met in session on Tuesday, September 4, 2007 with the following members present:

Russ Schenck

Jim Teufel

Kevin Thorpe

Visitors present: Jim Dillon, Ian Campbell & David Mays

The meeting was called to order by Russ Schenck at 6:13 p.m.

Motion:

A motion to approve the minutes dated August 6, 2007 was made by **Kevin Thorpe**, seconded by Jim Teufel. **MOTION APPROVED.**

ZONING INSPECTOR

No Report

COMMISSION BUSINESS

1. Jim Dillon approached Council about the lot he owns on East Third Street regarding current zoning. He was informed that it is currently zoned Light Industrial. If he wants to sell the lot for building a home, it would have to be rezoned to R2.
2. Russ distributed Lakengren's building codes that Kevin provided. There was much discussion and it was decided that Russ would go over this information pull out pertinent information. He will also review our current ordinance. At the special meeting the Commission will put together for a recommendation at the Sept. 17th Council meeting.

Motion:

A motion to adjourn was made by **Jim Teufel**. Seconded by Kevin Thorpe.

MOTION APPROVED.

Meeting was adjourned at 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,