



Jefferson Village Planning Commission Meeting Minutes, February, 3 2026

**Agenda / Discussion: 152 East Erie Street – Rezone from Residential to Industrial.**

Meeting called to order at 6:00 by Steven Sekanina, Planning Commission member and Mayor. See sign in sheet included for attendee list.

Planning Commission member Roll call:

Stven Sekanina- Present, Jen Skinner- Present, Rod Burcher- Present, Sam Hamilton- Absent.

Bill Burnett- absent.

Quorum is established.

Mayor Sekanina stated that we are here today to hear the Ashtabula County explain the county's request to rezone East Erie Street from Residential to Industrial.

Ashtabula County Administrator Discher briefed the attendees on the property at 152 East Erie street and that the county wants to build a new Dept of Environmental Services building there to replace the one that is currently located near the courthouse and safety center. The new safety center will require the Department of Environmental Services to be moved from its current location, and the county would like to keep the department in the Village. Since they already own 152 East Erie Street, they believe it makes sense to build a new facility for the department of environmental services there. The county also indicated that this lot is adjacent to the county engineering storage lot which is already zoned industrial.

The proposed building would be just over 5,000 square feet and would be a single-story building. Utilities are already located at the lot. The proposed structure would have a metal roof and vinyl siding.

Plans of the site were shared by County Building Official Dennis Bowman, and a picture of the proposed structure was shared with the attendees. The proposed structure looks like a larger home.

Jennifer Aro indicated that the home just to the west of 152 East Erie street would not benefit from this zoning change and construction of an office building. She noted concerns of taking away the open lot which they prefer over a structure and she noted concerns about traffic through a residential area. She also voiced concerns about prolonged construction activity.

County Administrator Discher stated that the office would be open daily for water and sewer operations, but it is closed on the weekends. They do not have large trucks going into and out of the building, only a smaller U-Haul sized vehicle and other smaller vehicles with about 20-25 employees working out of the building. She also stated that the plan was to have the new structure completed this year so the construction period would be brief.

Planning Commission member and Mayor Sekanina stated that he thought the county would be a good neighbor to have but he understood how citizens appreciated vacant lots with open space adjacent to their properties.

Planning Commission Member Butcher stated that he did not believe the traffic would change much, especially the larger trucks who currently utilize the County Engineers storage lot as that already exists and is not part of the planned new building. He also stated that he thought the new building might look good replacing the open field next to the county engineers' storage lot. Jennifer stated that she would rather see piles of materials etc. than a new office building.

Planning Commission member Skinner stated that she thought that most of the traffic would utilize Sycamore Street rather than Erie Street so she did not think the traffic would be all that much impacted by the new proposed structure.

Police Chief Mackensen noted that a building on an industrial lot next to a residential building would be required to install a fence between the properties.

Motion by Planning Commission member and Mayor Sekanina to approve the rezoning request by the County.

Second by Planning Commission member and council member Skinner.

All in favor: Roll Call. Sekanina- Yes, Skinner- Yes, Butcher- Yes. Burnett and Hamilton Absent. Motion passes 3 Yes votes.

Meeting summary and commission approval will be sent to Jefferson Village Council.

Meeting adjourned at 6:23PM. Motion by member Skinner and seconded by Member Sekanina

Respectfully submitted by Planning Commission member and Mayor Sekanina

Jefferson Village Planning Commission Meeting Sign in sheet 2/3/26 6:00PM

1. Janet Nischer - Ashland County

2. Jen Skinner

3. Andria Manor

4. Pat Brack

5. Jennifer Aio

6. DENNIS BOWMAN

7. Rochney Butech

8. Steven Sekanin

9. CHRIS MACKENSEN

10.

11.