



**CITY OF WASHINGTON
PLANNING COMMISSION
WASHINGTON CITY COUNCIL
April 24, 2025, 6:00 P.M.**



JoJo Burgess, Mayor

City Council

*Ken Westcott, Councilman
Joe Pintola, Councilman
Andrew Callan, Councilman
Joseph DeThomas, Councilman*

The City of Washington Planning Commission Meeting was called to order by Co-Chairperson Angelo Musto at 6:01 p.m.

ROLL CALL:

Co-Chairperson Angelo Musto	Present
Co-Chairperson Jason Kilgore	Absent
Member Larry Steffick	Present
Member Nick Dubina	Present

Additional Attendees:

Gina Rosso	Absent
Engineers: Jamie Harshman	Present
Zoning Officer: Jordan Cooper	Present

Old Business:

370 Jefferson Ave. Conditional Use Review:

The Planning Commission held a discussion with Brian Benton, the property owner, regarding the proposed group care facility project at 370 Jefferson. Several follow-up questions from the previous Commission meeting were addressed during the discussion. Mr. Benton confirmed that property taxes would be paid voluntarily, and plans include the installation of a fence at the rear of the property near the parking spaces. He also provided clarification on the number of on-site parking spaces and details regarding proposed lighting. The City Engineer confirmed that the site is in compliance with stormwater management requirements in accordance with current ordinance, based on the submitted plans. Following the discussion, the Planning Commission voted to recommend approval of the project to the City Council, contingent upon final plan review and approval by the City Engineer. The application is scheduled for further review at the next Planning Commission meeting.

PUBLIC COMMENT:

- **Cathy Kelly – 360 Jefferson Ave.**

Concerns were raised regarding the proposed facility at 370 Jefferson Avenue. Issues discussed included lack of prior notification of the meeting, the age and gender of potential residents, the nature of any disabilities, parking availability, fire safety measures, and the potential impact on surrounding property values. Property owner Brian Benton, of 370 Jefferson Avenue, addressed all questions presented. Zoning Officer Jordan Cooper clarified that formal notifications for Planning Commission meetings will no longer be issued individually, as the meetings are now scheduled to occur on a regular monthly basis.

- **Jessica Pisani – 366 Jefferson Ave.**

Concerns were raised regarding potential trash and cleanup in the yard, children in the alleyway, animals at the facility, and the age range of residents. Owner Brian Benton, 370 Jefferson Ave. addressed all questions presented.

Motion to approve 370 Jefferson Ave. Conditional Use Review to City Council

Motion: Musto

Second: Dubina

Roll Call: Musto – Yes Dubina – Yes Steffick - Yes

Motion Carried

New Business:

Land Development & Subdivision for 229 & 235 E Maiden St. / W&J Baseball Training Facility

Lot Line Revision Plan:

The W&J engineer presented the history of variances and approvals related to the proposed baseball facility, along with the land development, subdivision, and lot line adjustment plans to the Planning Commission. The engineer also addressed comments from the City Engineer, specifically regarding lighting, maximum occupancy, and the storm sewer easement outlined in the engineering recommendation letter. The Planning Commission reviewed the proposed project at 370 Jefferson Avenue and granted conditional approval, pending resolution of outstanding items identified by the City Engineer. The primary remaining issue concerns required parking variances. The project will advance to a meeting before the City Council. Staff will review the applicable ordinance procedures and consult with the City Solicitor to clarify whether the decision may proceed prior to variance approval must be deferred.

Motion for preliminary approval of the revised Land Development and Subdivision Plan for 229 & 235 E. Maiden St. (W&J Baseball Training Facility), pending engineer review.

Motion: Musto

Second: Dubina

Roll Call: Musto – Yes Dubina – Yes Steffick - Yes

Motion Carried

Motion for preliminary approval of the revised Lot Line Plan for 229 & 235 E. Maiden St. (W&J Baseball Training Facility), pending engineer review.

Motion: Musto

Second: Dubina

Roll Call: Musto – Yes Dubina – Yes Steffick - Yes

Motion Carried

Public Comment:

No Public Comment

Motion to adjourn:

Motion: Musto

Second: Dubina

Roll Call: Musto – Yes Dubina – Yes Steffick - Yes

Motion Carried

Meeting Adjourned at 7:09 p.m.