

GOALS, POLICIES, & PLANS

In order to achieve the desired vision of well-planned, long-term development for the Village, certain goals, policies, and action plans must be established for Galena. In a general sense, goals are the broad statements that establish a long-term direction for the Village. Policies are the general statements intended to provide guidance for decision makers when choosing future actions. For example, deciding the relative merits of a proposed rezoning in light of master plan recommendations is one example of a planning policy. Specific action plans or programs will be developed to carry out the policies in support of pursuing the Village's goals. For example, changing zoning requirements or constructing a planned bike trail are specific plans that could support planning goals.

Community Values and Goals

During the planning process, it became clear that residents of Galena value certain things that should be reflected in the community goals. Dominant among these are the elements of New England or Romantic Period community character evident in Galena and its open spaces and natural resources. Conversely, residents uniformly dislike traffic congestion and noise that threaten local quality of life. Given the development pressure in the area, these concerns are viewed as being significant. Building on these values expressed in the planning meetings, the following goals have been developed for Galena:

1. Preserve and enhance the economic, social, physical, cultural, and aesthetic qualities and character of the existing physical environment of the Village.
2. Expand the existing Village limits, allowing for responsible and balanced growth that will spread the costs of municipal services among a larger population and provide a greater diversity of living, working, and commercial areas for Village residents.
3. Advance a community image that is true and consistent with the historical and rural context of the Village.
4. While maintaining a sense of community scale, strategically develop centers of employment and commerce to strengthen the local tax base and provide convenient access to goods and services for local residents.
5. Encourage and require future development to take place in a manner that protects environmental assets, such as open spaces, wetlands, and woodlots.
6. Encourage the development of non-motorized transportation systems, while protecting the capacity of the existing transportation network to provide for the safe, fast, and efficient movement of people and goods.
7. Develop local infrastructure and Village facilities and services which are adequate for the Village's current and projected needs.

8. Provide well-designed recreational facilities that will adequately service the current population and permit expansion to meet future goals.

Community Character (CC)

Image

Goal 3: Advance a community image that is true and consistent with the historical and suburban context of the Village.

Policy CC-1 Logo: The development of the logo for this comprehensive plan was prepared in the context of serving purposes beyond this planning document. This graphic will be used consistently in various ways to help create a Village identity and further the image of Galena as an appealing and historic Central Ohio community.

Plan CC-1A: The Village's logo should be incorporated on letterhead, business cards, newsletters, web site, etc. to consistently portray the historical character of the Village to the public.

Plan CC-1B: Future gateway signs incorporating this image will be placed at community entrances to help define Galena for visitors. More permanent and significant landscaped gateways can be justified where Galena abuts Sunbury to the north, as those locations are unlikely to change.

Policy CC-2 Historic Designations: Deliberate steps will be taken to create a historic district in the Old Towne portion of Galena. This initiative is expected to take time, as it should involve extensive participation and consensus building among Old Towne area property owners.

Plan CC-2A: A historic district could be locally defined and could include a local design review mechanism to help prevent inappropriate building renovations or demolitions that would serve to diminish the integrity of the historic area.

Plan CC-2B: The Village and property owners could pursue designation of historically significant building on the National Historic Register and the Village Square as a National Historic District.

Plan CC-2C: Efforts could also be made to evaluate structures and archeological areas with historic significance in the larger potential development area in order to properly plan for their preservation as development occurs. This should be included in new development plan reviews.

Policy CC-3 Village Square: Improvements should be made to Village Square to make this area more of a community focal point.

Plan CC-3A: The Village will pursue preliminary plans and designs for the Village Square, including the construction of a gazebo for community events, along with additional landscaping to add character and visual interest.

Plan CC-3B: The Village should make every effort to maintain the large pine tree in the center of the Village Square as a dominant feature with significant community value. Plans should also be made for replacement of the tree in the advent that it dies or becomes hazardous.

Preserve and Enhance Physical Environment

Goal 1: Preserve and enhance the economic, social, physical, cultural, and aesthetic qualities and character of the existing physical environment of the Village.

Policy CC-4 Rural Suburban Character: Protecting the rural suburban character of the area is an important community goal and reaching this goal will be difficult in the face of growth pressure. Conservation design will be the preferred development approach to preserve canopy cover, open space, and environmental quality.

Plan CC-4A: Where possible, “edges” created by new residential developments and existing rural roadway corridors will have deep setbacks and will be landscaped and mounded so as to maintain an open feeling along existing roadways.

Plan CC-4B: Where existing woodlots or other natural features already exist and contribute to rural character, such areas will be maintained and integrated into the design of the subdivision.

Plan CC-4C: Maintaining a high degree of open space is valued by residents and should be an important aspect in new developments. Environmentally valuable areas and viewsheds should be preserved first before structures are added to the plan.

Policy CC-5 Romantic Period Design: New development should be designed reminiscent of the Romantic Period (1825-1870) seen throughout the Old Towne including Greek Revival, Italianate, and Colonial Revival styles.

Plan CC-5A: Revise zoning and subdivision codes with architectural design guidelines that encourage new homes and commercial structures to be built with traditional designs including natural fronts of primarily brick and wood style designs. The building fronts should have no stucco but encourage front porches.

Plan CC-5B: Snout houses with the garages extending forward of the main house should be discouraged.

Plan CC-5C: White rail or picket style fences should be encouraged forward of the building line.

Residential Development (R)

Preserve and Enhance the Physical Environment

Goal 1: Preserve and enhance the economic, social, physical, cultural, and aesthetic qualities and character of the existing physical environment of the Village.

Policy R-1 - Density: New developments should be maintained at low overall densities with neo-traditional, conservation design.

Plan R-1A: Codes should be revised to include a 10,000 square foot (approximately 1/4 acre) minimum lot size with housing clustered to preserve open space.

Plan R-1B: Codes should be revised to all planned districts so design details are worked out in advance for all new developments.

Plan R-1C: Revise pertinent codes to achieve an average of 2.0 dwelling units per gross acre, or less as the preferred planning density for all new subdivision approvals. In the overall planning area covered by agreement with the City of Columbus, a guideline of four people per acre or approximately 1.25 units per gross acres, including all land uses, will be used. Public open space set asides, connected greenways, and trail connectivity will be strongly encouraged.

Policy R-2 Housing Variety: It is important for the Village of Galena to develop a greater mixture of housing types to meet changing housing demand from existing residents and potential new residents.

Plan R-2A: Condominiums and similar development is most appropriate as a buffer between detached single family housing and other land uses such as commercial and office uses, and along major roadways. Future rezoning requests that meet this general criterion will be generally supported, absent any overriding and compelling impacts and site-specific issues.

Plan R-2B: Village officials should encourage developers to offer a variety of housing including retirement-style ranch condos and a retirement center.

Commercial Development (C)

Develop Commerce

Goal 4: While maintaining a sense of community scale, strategically develop centers of employment and commerce to strengthen the local tax base and provide convenient access to goods and services for local residents.

Policy C11 – Design Criteria: New commercial structures shall be designed with unique and varied styles and context-sensitive size to impart an historic, old town character reminiscent of the Village’s heritage. Design standards should reflect the 1800s Romantic Period character of the downtown area as opposed to modern design, big-box style, or corporate-designed buildings.

Plan C-1A: The Village of Galena will prepare and adopt design criteria for new commercial development that maintains a sense of village scale and proportion. An initiative to update local land use regulations to include specific design objectives will be put forth and will include requirements such as:

- Maximum building size (i.e., no building more than 30,000 square feet).
- Buildings to be designed to reduce its apparent mass with techniques such as variations in roof form and heights, clear recesses and projections, wall plane off-sets, changes in texture and color of wall surfaces and the use of deep set windows.
- Building designs that reduce perceived height by dividing the building mass into smaller scale components by providing a well defined base, middle and top to the building.
- Building entrances to be clearly defined and contrast with the surrounding wall plane by incorporating elements such as canopies, overhangs, peaked roof forms, etc.
- The use of high quality materials including brick, wood, natural stone, cut stone, fieldstone, cast stone, wooden siding, and cement board siding. Stucco while being “natural” would be discouraged on building fronts as not being historically accurate.
- Parking facilities should define spaces for safe pedestrian movement and spaces where people change modes of travel with brick pavers, scored or painted concrete or asphalt or comparable techniques.
- The placement of all off-street parking between the front facade of the principal building and the primary abutting street should be avoided, and parking areas more than 200 spaces in size should be divided into sub-areas to minimize their visual impact. Large front parking areas should be discouraged in favor of limited front parking with most parking handled in the rear.

- Landscaped entrance features should be generously provided to enhance visual interest and a sense of quality. The use of landscaping with scale appropriate plantings will be encouraged. When possible such landscaping should include features such as “park style” benches or chairs to encourage pedestrians and visitors to stop and take time to enjoy the atmosphere.
- Free standing signs should be ground level and historically styled. Small spotlights to light such signs will be allowed but not internally lighted signs. Care should be taken that the signage and lighting does not intrude on surrounding properties or overly dominate the historic feel of the area. Building mounted signs should be of an old-fashioned style protruding “wooden” or simulated wooden appearance.
- Neo-traditional designs encourage interconnected neighborhoods with sidewalks and trails from commercial areas to residential neighborhoods providing for “walkable” communities.

Policy C-2 - Commercial Mix: The Village will encourage a mixture of retail, commercial, service, office, and light industrial to add a variety of employment, convenience, and tax base to the local economy.

Plan C-2A: Office uses of a professional or medical nature and light industrial uses that add to the local tax base are to be encouraged especially in the Galena Commerce Center. Retail and service centers will be encouraged downtown and on State Route 3.

Plan C-2B: Heavy truck traffic will be discouraged and uses requiring more than standard delivery trucks will be limited to areas with direct access to State Route 3. There may need to be an exception made for the existing Commerce Center and Village Square which predates this requirement.

Plan C-2C - “Big box” retail should be carefully defined and prohibited unless creative design is used to limit its visual impact by breaking up long building facades into varying scale and architectural styles and materials reflective of the Romantic Period. Commercial and retail designed to serve the neighborhood and local area will be encouraged over big box or regional super centers.

Plan C-2D: An institutional zoning district should be established to accommodate churches, schools, retirement centers, etc. These uses would be appropriate within proposed Planned Commercial districts.

Policy C-3 - Commercial Impacts: Commercial development increases convenient retail and other services but too much commercial development is negative from the standpoint of traffic, noise, and congestion issues. Standards should be designed for evaluating both the local and community-wide impacts of developments and methods for developer mitigation of those impacts.

Plan C-3A: Development impacts should be evaluated as part of the development plan proposal and developer paid visual and noise buffers, road and traffic handling

improvements, lighting standards, and other relevant issues should be quantified before plan approval is granted.

Plan C-3B: Heavier traffic areas such as associated with retail entities can be buffered by lighter traffic areas such as service and office uses. Condominiums can then buffer single family home uses from commercial areas.

Plan C-3C: Preservation of open space, habitat, and canopy cover and connectivity with neighborhoods is an important consideration in development plans.

Plan C-3D: All commercial districts should be planned districts.

Policy C-4 - Rt. 3 Commerce Centers: Area residential growth will increase demand for retail and service uses, and some of this demand is expected to result in more commercial space. Meeting some of this demand for commercial space in the Village of Galena is desired, but not at the expense of community character and scale. The Village will establish village-scale commercial centers at State Route 3 and Walnut St and at State Route 3 in the area from Dustin to Plumb roads. Due to limited access on the state route, these areas may need to be accessed from existing roads.

Plan C-4A: The State Route 3 area at Walnut St./S. Galena Rd. could serve as the Village “front door” from the north and the area between Plumb and Dustin roads could be the “front door” from the south. A well thought out plan accommodating restricted access and environmentally sensitive areas should be developed for this area in concert with state and City of Columbus officials to protect sensitive areas while maintaining traffic flow and safety. One of these areas may be an appropriate future government center.

Plan C-4B: The Arrowhead Golf Course is zoned commercial and may redevelop in the future as a more intensive commercial use. New or amended zoning for this area is needed to accomplish the desired outcome of a commercial center that is of appropriate scale and proportion.

Plan C-4C: The Blackhawk Golf Course may redevelop in the future into a more intense residential and commercial use. Zoning criteria should be reviewed to ensure it would accomplish the desired outcome of a commercial center that is of appropriate scale and proportion.

Policy C-5 - Village Square: Encourage redevelopment of the square as a commerce center that includes a mix of retail, office, restaurant, service, and government. Businesses emphasizing historical or recreational aspects are a good fit for the community. Local businesses should be supportive and encourage the out of town traffic generated by the Ohio to Erie Trail.

Plan C-5A: In this context, existing historical buildings are to be preserved in their current form to the maximum extent possible to help maintain a sense of historical connection. From a strictly land use perspective, the development of unique local niche businesses are the most preferred retail use, along with professional services.

Plan C-5B: Some preliminary improvement plans include the development of the square as more of a focal point for festivals and community activities that would provide additional economic opportunities for the downtown Galena businesses.

Plan C-5C: Creation of a local museum is a goal of many residents as well, however, this is often a private endeavor rather than a municipal function.

Plan C-5D: Municipal improvements to the square such as a gazebo, parking areas, or a deck over Big Walnut Creek east of Walnut Street will encourage commercial health as well.

Policy C-6 - Galena Commerce Center: Encourage the redevelopment of the former brickyard, the Galena Commerce Center.

Plan C-6A: This area is expected to be redeveloped as a light industrial and office center. Heavy industrial and manufacturing uses should be discouraged. Careful site planning will be needed in this area to ensure minimal impacts to adjacent residential areas.

Plan C-6B: The Village of Galena will support this redevelopment effort with inducements such as the possible designation of this area as a community reinvestment area (CRA) and the use of various other economic development programs to stimulate development. Tax Increment Financing (TIF) and State of Ohio Brownfield funds may also be needed to stimulate development.

Traffic Flow (T)

Develop the Transportation Network

Goal 6: Encourage the development of non-motorized transportation systems, while protecting the capacity of the existing transportation network to provide for the safe, fast, and efficient movement of people and goods.

Policy T-1- Village Development Impacts: To preserve roadway capacity, traffic impacts will be formally considered for all new developments and appropriate developer-paid mitigations will be required.

Plan T-1A: Existing land use regulations will be amended to include traffic impact studies as a requirement for all developments. Such requirements will be modeled after Ohio Department of Transportation (ODOT) standards and procedures.

Plan T-1B: Concurrently with commercial development along State Route 3, planning will begin for an access road(s) along State Route 3 to help mitigate potential traffic congestion problems.

Policy T-2 Regional Traffic: The Village should attempt to work cooperatively with state, county, Village of Sunbury, and township officials to anticipate and plan for the impacts of surrounding development and resulting traffic on the Village's roadways.

Plan T-2A: The Village should work with local officials to support a plan for a Miller-Paul Road extension east of Galena, between Vans Valley Road and State Route 37 to alleviate traffic congestion in Galena.

Plan T-2B: The size of the local bridges could create future bottlenecks and safety issues for fishermen, pedestrians, cyclists, and vehicle drivers alike, so the Village should continue its attempts to work with external officials on planning.

Plan T-2C: As the population grows in and around the Village, officials should continue to work with state officials regarding safety and traffic control concerns on State Route 3.

Plan T-2D: The Village should request that Delaware County officials create "county-wide" planning processes that are inclusive and respectful of all entities to gather input and better respond to all local needs. Request that they work cooperatively with local authorities to develop mutually agreed upon alternatives to the proposed Berkshire Parkway to aid east-west traffic flow.

Policy T-3 – Character: With projected growth and new roads, careful attention should be given to design an historic and welcoming presence when new roads are created.

Plan T-3A: Beyond just building new roads, design standards should be created that incorporate historic Romantic Period elements into street lighting, signs, tree lawns, brick-style sidewalks and crosswalks, trails, benches, tree canopy, and open space.

Plan T-3B: With new development around State Route 3, elements should be planned reminiscent of the Old Towne such as a town square roundabout similar to downtown Mt. Vernon's or a village green concept similar to Old Worthington's.

Policy T-4 – Funding: The Village should develop a long-range needs and funding plan to adequately address road maintenance issues in the future. Capturing some amount of local growth will provide income to maintain streets impacted by increasing internally- and externally-generated traffic.

Plan T-4A: Develop a long-range plan to pave the balance of Walnut St., Harrison St. and Columbus St. as well as the remaining minor streets. Assuming a seven- to ten-year repaving cycle for moderate traffic streets, the Village will need to plan for an ongoing rotation of paving projects.

Plan T-4B: The Village should continue to embrace its philosophy of requiring developers to build roads within developments to public street standards. Attention should be paid to developer assistance for roads impacted outside the development as well. Galena should ensure that its zoning and subdivision code include appropriate traffic impact studies and developer-assisted turn lanes, signs, and other means of mitigating the developments' impacts.

Plan T-4C: Continue requesting Ohio Public Works Commission grants to repave Village streets. Even assuming grant funding, matching funds for several hundred thousand dollar street projects is a challenge for the Village to fund so, again, long-range plans are essential.

Plan T-4D: With limited resources, the Village needs to pay special attention to its Capital Improvements Plan and fund needs according to priorities. It should also plan its own projects carefully and include utilities in the planning process to avoid replacing storm or sanitary sewers or utility lines after recently paving streets.

Plan T-4E: While Common Access Driveways (CADs) are a less expensive means to develop property, the Village should evaluate and consider whether CADs should be allowed within the Village or whether, if allowed, they should be built to public street standards.

Plan T-4F: The Village should attempt to work with the County Engineer's Office to be included in mass buying and bidding arrangements as well as planning for the Sunbury Rd. Bridge replacement and other projects that impact the Village.

Policy T-6 - Pedestrian and Bicycle Traffic: The Village efforts to create an interconnected multi-use trail system should continue in order to finish the trail system and improve the quality of life.

Plan T-6A: The Village should continue to work cooperatively with the Ohio to Erie Trail and Delaware County Friends of the Trail organizations to complete the trail system.

Plan T-6B: The Village should develop a formal long-term plan including funding mechanisms with the following priorities for the trail system:

1st Priority – Acquire land or easements.

2nd Priority – Create and maintain basic trails.

3rd Priority – Pave and maintain the trails.

4th Priority – Add accessories such as signs, bike racks, benches, and restroom/shelter structures.

Plan T-6C: Since there will still be significant bike traffic on Village roadways, the Village should plan for bike lanes and work with state and county officials to accommodate this traffic on county and state roads and bridges.

Plan T-6D: Plans should be made to connect all areas internally and externally with multi-purpose trails and sidewalks. The Village should connect externally to regional trails and bikeways. Regulations should be adjusted to require connectivity within and among future developments. Adding trails and sidewalks in existing areas should also be planned. Requirements for residents to maintain sidewalks should be strengthened and enforced.

Plan T-6D: Plans should be made to address improvements, accessory structures (such as shelter house and restrooms at Miller Park, bike racks, and exercise stations), and future maintenance of these facilities.

Utilities (U)

Develop Infrastructure & Services

Goal 7: Develop local infrastructure and Village facilities and services, which are adequate for the Village's current and projected needs.

Policy U-1 - Wastewater Treatment: Given area demand for services to support local development, the matter of providing additional wastewater treatment capacity is fundamental to preserving the area's environment and to Village growth. The Village is well positioned and should move forward with its plan to serve as a regional sanitary sewer provider.

Plan U-1A: The Village should attempt again to meet with county officials to get their signature on Galena's Area-Wide Water Quality Management Plan (AWQMP).

Plan U-1B: The Village should continue its policy for developers to build the collection system connecting to and within their developments and to use development tap fees to build or expand the plant.

Plan U-1C: Plans should be made for financing and other considerations to expand the wastewater treatment plant to serve Miller Farm by total build-out projected for 2020 and to again double the plant to serve the rest of the areas currently annexed in the Short-Term Growth area by 2030.

Plan U-1D: The Village should consider offering sewer services without the annexation requirement for the Western Service Area.

Plan U-1E: Separating the wastewater treatment operator position from the public service director position will need to occur as the population and plant both expand.

Plan U-1F: To improve operations, smoke testing should be scheduled regularly to remove illegal storm water hookups from the wastewater system.

Policy U-2 - Storm Water and Flooding: The Village should make every effort to develop plans to preserve natural areas, encourage permeable surfaces, and utilize innovative techniques in order to handle storm water and discourage flooding.

Plan U-2A: The Village should develop plans to incorporate the Phase II Storm Water Management Plans' (SWMP) six minimum control measures:

- Public education and outreach;
- Public involvement and participation;
- Illicit discharge detection and elimination;

- Construction site runoff control;
- Post-construction runoff control; and,
- Pollution prevention/good housekeeping.

Plan U-2B: The Village needs to revise its Storm Water Management Plan with the intent of establishing a storm water utility to fund needed improvements. The following issues and concepts should be evaluated and plans developed or revised to implement changes:

- To help manage storm water flow and runoff as future development occurs, limits on impervious surfaces should be enacted in local zoning.
- New development regulations should encourage use of best management practices and innovative storm water management techniques. The goal should be to encourage overland flow and other means of retaining, slowing, and treating storm water. Regulations should establish vegetated landscape features such as permeable paving and tree lawn techniques and using rain gardens and barrels instead of direct discharge systems.
- Explore available grants and collaborative opportunities with the City of Columbus and other entities.
- Seemingly unrelated services such as leaf pick up or composting should be explored to keep organic matter out of the rivers and lake. Options mentioned earlier to prevent erosion are essential as well.
- Even in communities seeking conservation design, land use controls may require additional review for environmentally sensitive development. Galena should revise all plans and codes to include reviews and rules that evaluate flooding risks; encourage preservation of woods, wetlands, and permeable soils; protect and improve water quality; protect vegetated riparian corridors and steep slopes via setbacks or buffers; and, ensure new construction is restricted or elevated in the 100-year floodplains.
- These plans and their implementation could be funded through some sort of local cost sharing such as storm water utilities or charging property owners based on impervious surfaces (an average of \$3 per equivalent residential unit). It is recommended that Galena consider giving credits based on wetlands, woodlands, and vegetated riparian areas.
- Plans should encourage the maintenance of mature vegetation (preferably large, native tree species), wetlands, and permeable soils in groundwater recharge areas to preserve and protect groundwater quality and quantity.

Plan U-2C: Another tool available for reducing flooding problems is to require or encourage low impact design (LID) approaches to minimize and reduce flooding. The definition of an LID principle is a low cost and low environmental impact solution that concentrates on distributed/decentralized storm water management, mimicking pre-development conditions, to reduce runoff, increase infiltration, and protect streams and water quality. The six basic LID strategies are as follows:

1. **Conservation** - identify significant environmental resources to conserve.
2. **Minimize impacts** - through minimizing disturbance, and using natural features to store, infiltrate, and transport storm water.
3. **Maintain time of concentration** - maximize runoff across vegetated surfaces in the upper reaches of the watershed to slow it down before it enters channels.
4. **Integrated management practices** - use vegetated features to store, treat, and filter storm water for flood control and water quality.
5. **Pollution prevention** - incorporate storm water management plans; best management practices for pre- and post-construction; and, undertake public education.

6. **LID-principles** - incorporate these into zoning, subdivision, and storm water requirements to encourage development that protects the public health and safety benefits provided by natural systems; minimizes infrastructure costs; protects and increases property values; preserves important natural resources; and, improves the quality of life. New zoning code language should include provisions to require LID techniques and/or additional landscaping when parking areas and/or impervious surfaces far exceed actual demands.

Policy U-3 - Other Utilities: While other utilities tend to plan for services on their own with very little interaction with or input from the Village, Galena officials should include water, electric, natural gas, telephone, internet, and cable providers in planning and communications efforts.

Plan U-3A: Include external entities in the input, review, and revision of any formal plans and in specific project planning as well as in communications such as newsletters.

Natural Resources (N)

Protect Environmental Assets

Goal 5: Encourage and require future development to take place in a manner that protects environmental assets, such as open spaces, wetlands, and woodlots.

Policy N-1 – Riparian Corridors: Riparian corridors, woodlands, wetlands, steep slopes, and their vegetated buffers should be given priority for preservation and for acquisition using programs such as Clean Ohio. Where possible, linked greenways should be developed to provide corridors of open space, rather than isolated pockets. The Little Walnut and Big Walnut creeks should be recognized as the spines of major open space corridors in the Village.

Plan N-1A: Amend the Galena Zoning Resolution to incorporate conservation development into local zoning, making conservation design the preferred method of residential development. Riparian corridors, woodlands, wetlands, steep slopes, and their vegetated buffers should be given priority as the required open space set aside.

Plan N-1B: Future zoning updates should include designation of riparian corridors and a riparian protection ordinance. Acquiring or protecting these valuable strips of green space along stream or river corridors with conservation easements is recommended. The width of setback or buffer zones can vary according to the characteristics of the flood plain and adjacent steep slopes but at least a 120-300 foot buffer from the stream bank is recommended to be integrated into all community zoning review provisions. Involving the City of Columbus in development review along riparian corridors and natural areas is recommended. Procedures should be incorporated during development reviews to utilize Columbus information on wetlands, unmapped streams, and buffer preservation.

Policy N-2 – Environmentally Sensitive Areas: Environmental protection tools should be actively used to protect natural areas based upon public health and safety values including flood plains, wetlands, changeable ground surfaces, areas with high water tables, and areas subject to landslides. Other zones that can be protected include wetlands and wetlands transition areas, steep slopes, high ground water pollution potential areas, and aquifer recharge areas. In addition, developed canopy cover and permeable surfaces reduce the incidence and severity of floods, reduce soil erosion, and improve surface and groundwater quality. Work with appropriate private land trusts engaged in acquiring environmentally sensitive lands through open space set asides, land donations, transfer of development rights and/or protective easements.

Plan N-2A: Make revisions to the zoning code to establish conservation development as the preferred use, thereby encouraging development that protects environmentally sensitive areas such as flood plains, riparian areas, wetlands, and their vegetated buffers.

Plan N-2B: Regulating environmental constraints to development should be incorporated into the Village's existing zoning code, subdivision regulations, and site plan review processes. These tools, along with effective enforcement, will ensure the protection of Village resources and preservation of environmental integrity in Galena while encouraging innovative development and smart growth:

- 1) Create riparian and wetland setbacks to preserve high-risk areas such as flood plains and protect the flood-mitigation and other functions of these important resources.
- 2) Limitations or conditional uses for development on steep slopes with 25-50 foot buffers from the top of the slope to avoid erosion;
- 3) Regulating development in flood plains;
- 4) Require erosion control and storm water management measures;
- 5) Create overlay districts to regulate uses or limit density to maintain groundwater recharge and quality; regulate uses in riparian corridors; protect significant environmental features; and, to regulate development in sensitive soils;
- 6) Require clearing permits;
- 7) Revise subdivision regulations to include preservation of sensitive natural resources in lot layout requirements; and,
- 8) Revise site design review procedures to evaluate natural resources on potential development sites and the effects of development in order to minimize and mitigate for adverse impacts.

Plan N-2C: Require low impact development:

- 1) Environmentally sensitive storm water and surface water management;
- 2) Reduce residential street width, length, right-of-way widths and minimize cul-de-sacs;
- 3) Use vegetated open channels;
- 4) Lower parking ratios and parking lot imperviousness; encourage structured and shared parking; provide storm water treatment for parking lots with bio-retention areas, filter strips, and other landscaped traffic islands;
- 5) Encourage shared driveways;
- 6) Direct rooftop runoff to pervious areas;
- 7) Minimize native vegetation clearing and conserve trees;
- 8) Encourage performance to specify the intensity of land use that is acceptable to evaluate how it impacts surrounding areas; and,
- 9) Ensure erosion control.

Plan N-2D: Wetlands should be preserved whenever possible including woody vegetated buffers and, if not possible, they should be mitigated within the Village. Village codes should be revised to include these criteria.

Plan N-2E: The maximum retention of natural topographical features such as natural drainage swales, slope ridgelines, trees, woody vegetated buffers, and other natural plant formations should be encouraged. Regulations should be revised to retain existing patterns of vegetation on all slopes greater than 12 percent to avoid erosion or slippage. Clearing and grading of forests and natural vegetation on slopes more than 20 percent should be prohibited. Depending on the site, mitigation plans should be conducted to describe proposed additional protective measures. Make any construction of a principal use on property with natural slopes greater than 12 percent a conditional use through local zoning predicated on the applicant demonstrating that concern over both environmental and structural issues are addressed. Evidence that structural issues are adequately addressed could include the requirement that the applicant provide foundation plans approved by a professional engineer.

Plan N-2F: The Village should explore creation of a Natural Resources District to protect naturally sensitive areas from development.

Policy N-3 – Open Space: While advancing conservation design principles, new residential development should include a minimum requirement of 30 percent to 50 percent or more open space.

Plan N-3A: Open space needs to be carefully defined in the appropriate Village codes. While open space should be encouraged in new developments, the quality of this open space is critical. It should be dedicated to and usable by the public or for habitat preservation. It should be accessible and able to be maintained.

Plan N-3B: Preserves should be created to protect environmentally sensitive or natural areas with critical habitat. Tree cover, ravines, steep slopes, wetlands, waterways, naturally sensitive areas, riparian corridors, habitats, and view-sheds should be preserved first when open space is designated.

Plan N-3C: Open Space should be well-planned, inter-connected greenways and trails from one area to the next. Each development should show plans to connect with external areas.

Policy N-4 – Tree Canopy: Maintaining approximately 40 percent tree canopy within the Village of Galena will require concerted efforts to plant and protect trees but this can be accomplished in conjunction with future development review (discouraging removal of existing tree canopy) and a policy of encouraging the pursuit of grants programs (such as ODNR's Bicentennial Legacy Tree Planting Grant).

Plan N-4A: Long-range plans including funding and regulations should be developed to maintain/achieve 40 percent canopy cover.

Parks & Recreation (P)

Provide Recreation

Goal 8: Provide well-designed recreational facilities and programs that will adequately service the current population and permit expansion to meet future goals.

Policy P-1 – Open Space: The large amount of open space owned by the City of Columbus within the Village of Galena provides a high ratio of open space per capita. This large amount of open space is highly valued by residents and the Village will generally support measures aimed toward making sure that as development occurs, the ratio of open space per capita does not decline significantly.

Plan P-1A: Given pending residential developments and the existing ratio of park and recreational space per person, the Village should review current requirements for parkland dedication in the Subdivision Regulations and make needed adjustments. Revise existing regulations to increase new park and open space provisions from a ratio of 5 acres per 1,000 residents up to 10 acres per 1,000 residents.

Policy P-2 – Trails: Given the existing and planned trail system, connections of these trails to community facilities, commercial areas, and residential developments should be encouraged. This will aid in the further development of Galena as a walkable community.

Plan P-2A: The acquisition and development of the abandoned rail line is viewed as the spine of an emerging trail system in Galena. Connectivity with this system should be planned as potential development areas are defined and incorporated into pertinent codes in order for this system to become a reality.

Plan P-2B: Update the existing Capital Improvements Plan which defines a system of trails to be developed over time.

Plan P-2C: To implement this trail plan, the Village will pursue funding opportunities such as the Clean Ohio Program, NatureWorks, various ODNR grants, and any others available.

Plan P-2D: Amend regulations to more fully address requirements for connecting future residential subdivisions with existing or planned open spaces so that a network of paths and open space corridors can emerge as development occurs.

Policy P-3 – Parks: Converting some open space set asides into parks should be incorporated into subdivision and zoning codes with a Recreational District created to be applicable within the Planned Residence District.

Plan P-3A: The Village should incorporate National Recreation and Park Association (NRPA) standards for locally developed open space as follows:

- 6.25-10.5 acres /1000 population;
- Mini-parks of one acre or less within neighborhoods, serving the population within a ¼ mile radius;
- Neighborhood parks of 15 acres, with field games, playground apparatus, serving the population within a ¼ to ½ mile radius; and,
- A community park of 25-50 acres (when built out) with an athletic complex, large swimming pool, and recreational fields.

Plan P-3B: Beyond random open space, Galena should look at connectivity of areas through trails and greenways in every new residential and commercial development. Planning for new parks should occur with new development approval and should be incorporated into the subdivision and zoning codes. Parkland should be designed to be usable, accessible, and maintainable public open spaces as well as greenways and nature preserves. With limited resources for land acquisition, the Village will continue to rely on developer-donated park land and open space.

Policy P-4 – Park Facilities: The Village should plan for recreational facilities such as rest, shade, water, picnic, and restroom facilities. Special event needs should be considered and plans for larger athletic fields and facilities should be developed.

Plan P-4A: The Village should create a long-range parks plan to incorporate ideas such as an ice rink, tennis courts, and a swimming pool or YMCA. A large shelter house in Miller Park could serve as a special events center as well as a rest area for the trail system. The Ruffner Park restrooms will need to be replaced as well. Looking at grant or sponsorship funding may be necessary.

Policy P-5 – Passive Parks and Preserves: While a large amount of land in and around the Village is administered by the City of Columbus as natural areas, thought should be given to protecting special areas such as the old shale quarry, with its environmentally sensitive ground water, from development by creating passive open space parks and nature preserves.

Plan P-5A: The Village’s long-range parks plan should incorporate greenway interconnection and identification of sensitive nature areas to be preserved for habitat.

Policy P-6 – Recreation: The Village should plan for growth in its special events programming.

Plan P-6A: Efforts should be made to encourage resident involvement from all neighborhoods.

Plan P-6B: To maintain the feeling of a close knit community, special event activities may evolve to include village-wide and neighborhood-centered events.

Plan P-6C: As the Village grows, recreation tasks would be internalized into staff positions.

Governance (G)

Balanced Growth

Goal 2: Expand the existing Village limits, allowing for responsible and balanced growth that will spread the costs of municipal services among a larger population and provide a greater diversity of living, working, and commercial areas for Village residents.

Policy G-1 – Involvement: The Village will continue to encourage public involvement in its decision-making processes.

Plan G-1A: Council should increase community involvement via regularly functioning committees that make recommendations to Council. To include broad representation, Council could strive for representation from various neighborhoods and/or homeowners associations.

Plan G-1B: The Village could formalize relationships with homeowners associations, the Greater Galena Civic Association, and the Sunbury Big Walnut Chamber of Commerce.

Policy G-2 – Council: As the Village grows, it could look at alternate forms of governance and may need to consider increasing frequency of its meetings as its agenda becomes longer.

Plan G-2A: When the Village approaches city status, it should explore charter concepts and various types of government to determine what best fits the emerging City of Galena.

Policy G-3 – Staffing: As the Village grows, it should have a staffing plan relative to establishment of utilities and growing needs in various departments.

Plan G-3A: The current mayor puts in large amounts of time for very little compensation. Council should increase compensation of its part-time mayor during 2010 or 2011 prior to commencement of the new term in 2012.

Plan G-3B: As the Village grows, the mayor's position should become full-time.

Plan G-3C: As demands and services increase, the Village will need to increase staffing over time to full-time positions with benefits. A natural progression would occur relevant to directives from various planning documents and initiatives and creation of special purpose levies and utilities. This growth will necessitate splitting the position of public service director separately from wastewater treatment operator, zoning inspector, floodplain administrator, and property maintenance official.

Policy G-4 – Communications: The Village should continue to communicate openly with the public in an effort to keep its residents, constituents, and local officials informed of and engaged in its efforts.

Plan G-4A: Galena should continue to place emphasis on its newsletter, Council and special events news releases, and web site as key forms of communications.

Plan G-4B: The Village should embrace new technology as it evolves and becomes established as important elements in future communication efforts. Having knowledgeable, technically literate staff is essential to this.

Plan G-4C: As the Village grows, it should evaluate the need to change the posting locations to more directly reach all its neighborhoods or, if Ohio Revised Code allows, to post online. This may be a solution to the high costs of advertising as well.

Plan G-4D: The Village should improve communications by publishing an annual report including financials.

Plan G-4E: Formalizing relationships and incorporating homeowners associations and entities such as the GGCA and the Sunbury Big Walnut Chamber of Commerce into Village procedures could improve communications.

Plan G-4F: The Village should continue attempts to work and communicate with township, county, and state officials in order to better serve its residents who are also township, county, and state residents and voters.

Policy G-5 - Public Records: The Village staff should continue its legislated role as a steward of public records.

Plan G-5A: Public documents should be safeguarded through redundancy on- as well as off-site and in a remote geographic location.

Plan G-5B: Transparency in government is essential and access by the public to its documents should be easy. Online access is one way to accomplish this.

Plan G-5C: The Village should plan funding to codify its ordinances in order to have easy access to all the relevant legislation, to be able to correct conflicting legislation, and to make this available online for easy access.

Policy G-6 – Planning: Higher priority should be given to planning since many of the Village’s planning documents and codes are more than a decade old.

Plan G-6A: The directives of this comprehensive master plan should be incorporated into appropriate documents. These documents should be updated in the following order:

1. 2006 Subdivision Code
2. 2002 Storm Water Study – implement recommendations and incorporate changes in the law.
3. 1999 Capital improvements Plan

4. 2001 Zoning Resolution
5. 2005 Area-wide Water Quality Plan – meet with Delaware County Officials for signature.
6. 1988 Property Maintenance Code
7. 2001 Traffic Study

Plan G-6B: A multi-year Financial Plan should be created to accomplish needs expressed in the Village's various plans.

Plan G-6C: If the local political climate that favors county and township needs persists, the Village should evaluate the benefits of creating an Eastern Delaware County planning entity or joining the Mid-Ohio Regional Planning Commission.

Policy G-7 - Economic Survival: With limited resources, the Village must grow to reach a better economy of scale and plan and prioritize its expenditures very carefully and in concert with its planning priorities.

Plan G-7A: Galena should plan to grow to the 2,500 – 3,000 residents threshold, roughly 1,000-1,500 homes, in order to achieve this economy of scale that will allow it to provide services more economically.

Plan G-7B: The Village could evaluate the costs versus benefits of withdrawing itself from Berkshire Township in order to recoup property, gasoline, and license taxes as well as a percentage of the township's budget equal to the percentage of the Village's population relative to the total township population.

Plan G-7C: The income tax should be retained and commercial growth encouraged to offset the need for higher residential taxes.

Plan G-7D: The Village can choose to levy larger taxes for general operating expenses or for specific ventures such as parks, safety services, storm water, etc. One method of doing this is to allow residents to decide at the ballot box which services they are willing to pay for such as a street fund levy, police levy, parks levy, municipal building levy, or general fund operating levy.

Plan G-7E: A utility should be established for storm water purposes to bring the system up-to-date and to meet pending state requirement deadlines.

Plan G-7F: The Village should continue to place a high priority on grant writing as a very viable funding mechanism for larger projects. Grants should support needs expressed and prioritized in this and other plans. Pursuing green energy grants may be beneficial in lowering long-term expenditures.

Plan G-7G: The Village should review its fee structures to ensure fees are covering costs. Currently, the zoning and sewer inspection fees need to be increased to ensure they cover the Village's costs.

Plan G-7H: The Village could periodically conduct a cost analysis to determine if internalizing inspections would improve service and decrease costs. Sidewalk and sewer inspections could be internalized.

Plan G-7I: The sewer billing process needs to be improved to capture delinquencies immediately and could be evaluated to determine if it could be internalized.

Plan G-7J: The Village should periodically evaluate the customer service residents receive from the Regional Income Tax Agency (RITA).

Plan G-7K: The Village could explore creative funding mechanisms such as sponsorships for parks and facilities.

Plan G-7L: Staff should evaluate the use of the State Auditors' Uniform Accounting Network. While this was promised to reduce audit costs, no cost savings were ever realized. The cost of the network, services, and frequently required equipment upgrades seems excessive. Using its own accounting software and equipment may be much more cost effective.

Municipal Facilities (F)

Policy F-1 - Town Hall and Offices: The Village needs to proceed with plans for larger municipal offices, a town hall, and maintenance facility to accommodate existing public and staff needs.

Plan F-1A: Proceed with renovations to the old Galena United Methodist Church with intentions to relocate Village offices and Council Chambers there. Financing will require selling the existing municipal offices on the square.

Plan F-1B: The Village should investigate short- and long-term solutions for maintenance storage and operations.

Plan F-1C: The Village should plan long-term to build a community center with a meeting hall, offices, and a maintenance facility. It could possibly be co-located with a fire station expansion, police offices, or a YMCA in a new commercial area on State Route 3.

Plan F-1D: New technology should be considered when planning for facilities.

Policy F-2 - Village Square: The Village should develop plans to improve the Village Square for increased visual appeal and functionality.

Plan F-2A: Plans and funding should include a gazebo, burying wires around the square, and possibly a scenic overlook deck.

Plan F-2B: Additional or improved parking near the square would benefit local businesses.

Policy F-3 – Cemetery: A growing population will need more cemetery space and the Village should plan accordingly.

Plan F-3A: The Village should investigate financial aspects and land purchase while land is still available for a future cemetery.

Policy F-4 - Public Land Management: As the acreage in the Village increases along with public open space set asides, the Village should plan for its improvements and maintenance.

Plan F-4A: Planning should occur for appropriate maintenance equipment, facilities, and personnel to manage increased acreage of public land including streets, parks, facilities, and trails.

Policy F-5 – Safety: In the future, the Village should evaluate whether its safety needs are being adequately met and if separate municipal fire and police departments may be needed.

Plan F-5A: If all four BST&G Fire District entities' populations grow dramatically, the Village should evaluate the need and the willingness of residents to support a levy to fund its own department or to support an additional BST&G station in Galena. The need for an additional county emergency medical services station should be evaluated as well.

Plan F-5B: As the Village grows, it may need to consider another cooperative arrangement or to create its own police department. Most likely, a tax levy would be needed to support a department with facilities, equipment, and personnel.

Community Impact (I)

Policy I-1 – Community Services: As Galena grows, so will its appetite for community services such as education via schools and libraries and social services such as hospitals and churches. The Village should work proactively with land developers to assess development impacts and mitigation efforts.

Plan I-1A: Galena should incorporate language into its land use planning codes to assess impacts and encourage land or financial donations or other means to mitigate impacts. This will help accommodate growing needs for schools, libraries, health and recreation facilities, and other service agencies to better meet local residents' needs within the community.

Plan I-1B: Avoiding tax increment financing districts as a commercial development tool also allows tax money to go to the schools and keeps the Village eligible for some grant funding.

Plan I-1C: Create an Institutional District in the zoning code to better accommodate schools, libraries, churches, hospitals or other health care facilities, a YMCA, or other entities. Encouraging space set aside or included in the State Route 3 commercial corridor would allow residents convenient access to services provided by such entities.

Summary

In this Master Plan, we have reviewed the Village of Galena history, where it is today, and where it may be going in the future. We have attempted to review all aspects of Village life and make recommendations to move the Village forward in a well-planned direction that should, if adhered to, lead to a much sought after neo-traditional community with a high quality of life. By preserving the natural environmental aspects the residents prize so highly, Galena will continue to be a warm, beautiful community well into the future.

With limited resources today, the recommendations in this plan will be difficult to reach from a staffing as well as a financial resources perspective. However, following priorities to revise and develop plans for the future will lead to financial and staffing priorities consistent with this plan. This will influence policies and decisions consistent with this plan and move the Village forward in a specific and positive direction toward the future. Efforts and expenditures will be consistent with plans that unfold to realize the vision put forth in this master plan.