



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JANUARY 14, 2004

The Zoning and Planning Commission of the Village of Galena met on Wednesday January 14, 2004 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Betsy Hildebrand, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Inspector David LaValle, and visitor John Bain. Zoning Clerk Sally Hopper was absent due to illness. Tom Hopper served as Acting Clerk with help from Dave LaValle. The meeting was called to order at 7:05 PM.

Commission member Stan Swisher was sworn in for a new three year term by Mayor Hopper. Council had approved his appointment at their last meeting.

Copies of the minutes from the last meeting of December 10, 2003 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Betsy Hildebrand, seconded by Mark Brooks and passed unanimously.

An informal discussion was held with Mr. John Bain, President of Homewood Corporation. Homewood will be the developer of the Woods/Preserve at Blackhawk subdivision on Dustin Road. The discussion centered on his idea to change a section of the open space set-aside along the west side of the entrance road from being included in the land to be permanently given to the homeowners association. If this area is put into a separate parcel it can be held by the developer as open space. It would then be available later to allow an entrance to the adjoining property to the west. Homewood and other developers are interested in annexing that property and developing what would amount to an expansion to the already approved development.

He presented a concept plan just to give an idea how a layout could be configured. Such a plan would allow the entrance road to have lots along both sides. This would save the need for another single loaded entrance street immediately west of the currently approved one. The open space lost would then be replaced in the development plan for the new parcel.

After a discussion the Commission agreed this would be a good idea because it would save the construction and maintenance of another road. Another road so close might also present traffic safety concerns. If the adjoining property is not developed then the area along the current entrance road would remain open space. There would be no change in use at this time. The proposed change in the development plan would do nothing but preserve future options. Homewood will study the matter and decide how to proceed.

Zoning Inspector David LaValle reported he had been dealing with erosion control and lighting issues in the Heathermere development. There have been erosion concerns that are being dealt with by the Village consulting engineers and Conte Construction. The suppliers of the streetlights selected by the Village have informed him that they will not support the 150 watt bulbs specified but will accept 100 or 175 watt bulbs. He recommended the 100 watt bulbs and this selection was supported by the Commission. He also has been dealing with junk car issues and a pot hole on Walnut Street reported by a Big Walnut School bus driver. Ice buildups in front of three residences due to freezing sump pump discharge water have also been a problem.

Poggemeyer Design Group has finished revisions to the land use plan and he will be reviewing them. The new truck bids will be opened on January 22nd. He approved an application from 351 Quinn Street to move the new building two feet closer to the house to avoid the old septic tank problem which was discussed at an earlier meeting. Chris Feole will be applying for a zoning permit for his new residence.

Mr. LaValle reported he had met with the Sunbury master planning committee at the invitation of Delaware County Regional Planning Director Phil Laurien. He felt it was a very positive meeting and will further communication and relations between the two villages.

He has had no further information from the Galena Commerce Center concerning the fuel tanks issues discussed at the hearing last month. They also have informed him that additional new uses have been added. He has no information at this time.

Mr. LaValle gave an update on the zoning compliance lawsuit against Joseph Scherler concerning 506-508 North Walnut Street.

The Clerk had nothing to report.

There was no old business.

There was no new business.

There being no further business before the Commission, a motion to adjourn the meeting was made by Stan Swisher, seconded by Mark Brooks and passed unanimously. **The next scheduled meeting will be on Wednesday, February 11, 2004 at 7:00 PM.** The meeting was officially adjourned at 8:10 PM.

Clerk

Chairman

CERTIFICATION

I, Sally H. Hopper, Clerk of The Zoning & Planning Commission of the Village of Galena, Ohio do hereby certify that publication of the above MINUTES was duly made by posting true copies thereof at five (5) of the most public places in the Village of Galena as provided for in Ordinance # 99-15 enacted by the Council of the Village of Galena on December 21, 1999.

Sally H. Hopper, Clerk