



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JANUARY 10, 2007

The Zoning and Planning Commission of the Village of Galena met on Wednesday January 10, 2007 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Jim Slifko, Denny Morris and Stan Swisher. Also present were Zoning Inspector David LaValle and Zoning Clerk Sally Hopper. Member Mark Brooks was absent. The meeting was officially called to order at 7:12 PM.

Commission Member Stan Swisher was sworn in by Mayor Hopper to a new three year term starting January 1, 2007.

Copies of the minutes from the last meeting of December 13, 2006 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Jim Slifko, seconded by Stan Swisher and passed unanimously.

A hearing was held on an application for a variance to mailbox standards by Maronda Homes, Inc. for the Heathermere Subdivision. Mr. Fred Kinsey of Maronda Homes spoke on the reason for the variance request. All mailboxes installed in the Heathermere Subdivision are cedar wrapped, not the plain metal specified in the development standards. Mr. Kinsey stated that the cedar wrapped mailboxes are equal to, and are clearly recognized as better than the ones specified in the standards. The cost of the cedar wrapped boxes (\$227.03) is substantially higher than that of the metals ones. All 50 of the 51 lots that have been developed have the cedar wrapped boxes installed.

Zoning Inspector David LaValle supported Mr. Kinsey's statements and reported that he had received no complaints on the matter. The applicants had been notified of the non-compliance very early on but had continued to install the cedar wrapped mailboxes. The resolution of this issue is now required before final approval and acceptance of the subdivision can be made. A January 8, 2007 written report from the technical review committee is attached and incorporated as part of these minutes.

The Commission held a discussion of the matter. It was decided that if a mailbox is damaged that it must be replaced with a cedar wrapped one to maintain consistency throughout the development. For the same reason when the last lot is developed it must also use a cedar wrapped box. The possibility of changing the standard to require the cedar wrapped was discussed but was rejected. The Walnut Creek Subdivision, also developed by Maronda, can use the metal boxes as per the regulation. Any cedar wrapped boxes installed on developed lots may be changed to metal ones with approval of the property owners. The Village wants a consistent look. Mr. LaValle will specifically discuss minimum mailbox standards with future builders and developers.

A motion was made by Stan Swisher to grant the variance to mailbox standards for the Heathermere Subdivision. The motion was seconded by Jim Slifko and passed 4-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Absent Slifko - Yes

Zoning Inspector David LaValle reported that he had issued no new permits. He gave a brief update on street light outages in the Heathermere Subdivision, the status of the ongoing litigation against the Berkshire Lakes Campground for non-payment of sanitary sewer fees and other violations and the almost completed design of the new sanitary sewer plant. Several color renderings of the plant were unveiled. The final application to the EPA will be made before the end of the month along with payment of a \$15,100 review fee.

The Clerk had nothing additional 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 Denny Morris, seconded by Jim Slifko and passed unanimously. **The next scheduled meeting will be on Wednesday, February 14, 2007 at 7:00 PM.** The meeting was officially adjourned at 7:47 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