



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JANUARY 9, 2008

The Zoning and Planning Commission of the Village of Galena met on Wednesday January 9, 2008 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher, Mark Brooks and Mike Bragalone. Also present were Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Scott Liston, Rob Smith, Gary Wilcox, Kathy Fountain, John Kinkel and Ken Molnar. The meeting was officially called to order at 7:14 PM.

New member Mike Bragalone was sworn in for a three year term by President Tom Hopper.

Copies of the minutes from the last meeting of December 12, 2007 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Stan Swisher, seconded by Nancy Feole and passed unanimously.

A continuation of a hearing was held on an application for an amended development plan to allow a change in use and construction of additional commercial use buildings at 46 West Columbus Street by Zoar Developers, LLC.. The property is zoning Planned Commercial and Office District (PC). A motion to reopen the hearing was made by Stan Swisher, seconded by Mark Brooks and passed unanimously.

Mr. Scott Liston spoke on behalf of the application. He introduced his partner, Mr. Rob Smith and his traffic engineer, Mr. Gary Wilcox. Mr. Liston gave a response to the questions which had been raised at last months meeting.

The fencing along the property line with the Fountain property will be 8 ft. high wooden "shadowbox" type. He has talked with Jane White, of the Mudflats Bar & Grill, and Gail Thompson, of Jule's Java and Grille about establishing a uniform delivery time and coordinated delivery vehicle parking. They have some ideas on how to improve the current situation. West Street has been studied and it varies from 19 ft. to 15 ft. leaving no room for diagonal parking. The plans have been revised to show parallel parking on the east side of the street.

Mr. Liston went on to present further information including samples of the proposed granular parking lot material. Wooden, 6" diameter, bollards with roping will be placed along the west side of West Street, sconce lighting will be added along the walkway beside the existing Fountain Insurance building. The placement of the garbage dumpster will be changed due to concerns which were raised.

The traffic engineer for the applicants, Mr. Gary Wilcox of Traffic Engineering Services, made a presentation that showed the proposed drive through window will not cause backups onto Columbus Street. There was also a discussion about the City of Columbus possibly allowing parking on their property on the southeast corner of Columbus and Front Streets.

Zoning Inspector Dave LaValle presented the staff review of the application. He pointed out to the Commission that this was not a rezoning and would not go before Council. This is a submission of a plan which includes both private and public issues. These items require engineering review and the plan becomes the approved zoning on the property.

He stated that the legal descriptions and survey have been submitted. The engineering does require elevation details for the sidewalks, handicap ramps and driveways. The drawings have been revised to show profiles and elevations for drainage. Additional information on the proposed surface material will be needed for the engineers. Approval for the final location of existing overhead power lines will be needed from AEP.

Clarifications were made on signage stating they would be like those approved for the buildings across the street, that there would be a two hour fire separation wall along the Fountain Insurance building, and that there will be no outside sound systems. The phasing for the project was stated by Mr. Liston to be 6 months for the refurbish of the existing house and 8 months from approval for the construction of the new building.

Mr. Ken Molnar, speaking on behalf of the owner of 21 Middle Street, asked for some clarifications on fencing, drainage, parking and the issues the bollards may cause on adjoining properties. He may need to put up bollards to prevent spill over parking behind his property.

Mrs. Kathy Fountain said the new garage dumpster location is acceptable, that they will probably need to put up some kind of chain across their rear driveway and pointed out a couple of inaccuracies on the plot plan regarding the area where their sign is located.

Members of the Commission then talked about the need for the engineering review to be complete before approval. The staff is to give the applicants a list of information they need to submit with the goal to complete the review and be able to act on the application at the March meeting.

The applicant then asked to continue the hearing until the next regular meeting in February. A motion to continue the hearing was made by Mark Brooks, seconded by Stan Swisher and passed unanimously.

The hearing ended at 8:58 PM. Following a brief recess the meeting started again at 9:00 PM.

Zoning Inspector David LaValle gave an oral report. There is an issue concerning signs for Jule's Java and Grill. There has been a miscommunication between the restaurant and property owners about the recent change to require protruding signs. Gail, from Jule's, wants to replace her old wall mount sign which she has paid to have refurbished. Mr. LaValle will follow-up with the parties. An adjustment to the development plan may be needed. He also reported that Delaware County Regional Planning has billed the Village 2008 dues of \$477 based on population.

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 Mark Brooks, seconded by Nancy Feole and passed unanimously. **The next scheduled meeting will be on Wednesday, February 13, 2007 at 7:00 PM.** The meeting was officially adjourned at 9:11 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