



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JANUARY 18, 2017

The Zoning and Planning Commission of the Village of Galena met on Wednesday January 18, 2017 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Dave Adams, Stan Swisher, Mark Brooks and Alison Cherubini Hillyer. Also present were Village Zoning Inspector David LaValle, Deputy Zoning Inspector and Code Compliance Assistant Kenneth Levi Koehler, Village Solicitor Ken Molnar and visitors Dave Walker, David Blakemore, Julie Fox, Gene Fuller, Bob Long, Greg Comfort, Kevin Zeppernick, Aaron Underhill and Court Reporter Cathy Cathell of Spectrum Reporting. Village Zoning Clerk Sally Hopper was absent. Village Administrator Jeanna Burrell was Acting Clerk. The meeting was officially called to order at 7:04 PM.

Copies of the minutes from the meeting of November 16, 2016 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Dave Adams, seconded by Alison Cherubini Hillyer and passed unanimously.

Copies of the minutes from the cancelled meeting of December 21, 2016 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Stan Swisher, seconded by Alison Cherubini Hillyer and passed unanimously.

The Mayor introduced that the 60 day tabling period was up for a hearing on the application of Arrowhead Lake Ventures, LLC, for a change in zoning district classification from Berkshire Township Agricultural (A1) and Village of Galena Farm Residential (FR1) to Village of Galena Planned Residential District (PRD), and approval of a development/subdivision plan for an 88+/- acre tract west of Old 3C Hwy, north of Heathermere Subdivision, east of Arrowhead Lakes Golf Club and south of the Sunbury village line made up of multiple pin numbers and continued from the November meeting.

All witnesses were sworn in by Court Reporter Cathy Cathell of Spectrum Reporting and the hearing reopened at 7:06 PM.

Mr. Greg Comfort, representing Arrowhead Lake Ventures, LLC, made a presentation summarizing the changes to the project since the November meeting. They have also met with Mr. LaValle and the Mayor to see what was needed to satisfy the issues brought up by the Commission and in the staff reports. New submissions have been made of both the text and drawing sections of the proposed development and subdivision plans. These changes deal with what seemed to be the four main areas of concern. The changes, detailed in a letter dated December 22, 2016, include:

- 1) Agreeing to participate in the New Community Authority as eventually agreed to between Galena and the Big Walnut Local School District.
- 2) Showing documentation that the Sunbury Village Engineer has confirmed the plat has been recorded and the road has been built in Sunbury Meadows East to connect with the project.
- 3) Showing sewer service will be provided by Galena.
- 4) Side yard setbacks will be discussed later in the hearing.

- 5) Correcting the typical road section.
- 6) Stating they will donate the land for the Galena Brick Trail when the Village determines it is appropriate for the grant funding requirements.
- 7) Fixing the incorrectly shown corporate line.

Zoning Inspector Dave LaValle then distributed copies of his staff review report and the engineering report prepared by Mr. Mike Murray of IBI Group. These reports were not read in their entirety but are attached and included as a part of these minutes. Mr. Murray's report stated the applicant had demonstrated the engineering feasibility of the plan and recommended conditional approval pending final engineering.

Mr. LaValle summarized the changes and corrections since the last submission as well as what still needed to be done. The Village has received an email from BST&G Fire District and the Delaware County Engineer will deal with the entrance road on Old 3C Hwy. at final engineering. A traffic study will be required. The Village of Sunbury has provided some information but an approval of the connection to Fescue Drive will be needed at final engineering. The applicant has agreed to correct the name of Obsidian Drive to Fescue Street to match the name in Sunbury. The staff was unsure if an entry feature was planned for the condo section. The staff is OK with the mix of proposed street trees. The no disturb area adjacent to the golf course has been addressed. The issue of a divergence in side yard setbacks remains.

Mr. LaValle went on to say that if the issue of setbacks can be resolved between the developer and the Commission then he would recommend conditional approval. A list of conditions was included in the staff report.

The Commission then entered into a discussion with the applicant concerning the requested divergence from the required 12.5 ft. side yard setback to 8 ft.. There had been a discussion at a previous meeting of allowing 10 ft. side yards. At the meeting between the applicant, Mayor Hopper and Mr. LaValle a proposal was made by the applicant to have a 10 ft. setback except where three car garages were to be built and 8 ft. would be allowed on those lots. Mr. Comfort stated that after further review it had been determined that 22 of the lots as proposed would accommodate three car garages with a 10 ft. setback. This is 25% of the single family lots. The applicant therefore asks for a divergence to 10 ft. side yards for all lots with no restrictions on three car garages.

Answering questions from the Commission, Mr. Comfort stated the estimated selling price for the single family homes would start at \$250,000 to \$260,000 with most selling in a \$300,000 to \$350,000 range. They are working with Rockford Homes on the single family section of the proposed development and most homes would be between 1700 and 2500 square feet. They will comply with the 50% natural material on the fronts of the homes. Mr. Comfort also provided elevation drawings of four different homes styles from Rockford Homes to show the proposed architectural standards for the single family home portion of the development. He understands if something changes on the models proposed they will come back to the Commission. Architectural renderings of the proposed condos were distributed at the November meeting.

Mayor Hopper and Mr. LaValle then discussed with the Commission a number of conditions which should be shown on any agreement to proceed with approval. Village Solicitor Ken Molnar made sure that the new architectural rendering and everything in Mr. LaValle's file be shown as part of the formal exhibit from the hearing.

There were no questions from the public.

A motion to close the hearing was made by Mark Brooks, seconded by Stan Swisher and passed unanimously. The hearing ended at 7:46 PM. The court reporter was dismissed.

A motion to grant conditional approval to the application by Arrowhead Lake Ventures, LLC, for a change in zoning district classification from Berkshire Township Agricultural (A1) and Village of Galena Farm Residential (FR1) to Village of Galena Planned Residential District (PRD), and approval of a development/subdivision plan for a now revised total of 71+/- acre tract west of Old 3C Hwy, north of Heathermere Subdivision, east of Arrowhead Lakes Golf Club and south of the Sunbury village line made up of multiple pin numbers including the following conditions:

- 1) The Village requires an official document from the Village of Sunbury granting permission to come into Sunbury to connect the Sunbury portion of Fescue St. to the Galena portion of Fescue St.
- 2) The Village requires an official document from BST&G fire district approving hydrant spacing, and turn radii for final engineering.
- 3) The Village requires the Delaware County Engineer's approval for access onto S. Old 3C Highway, County Rd. 24, with final engineering.
- 4) The Village will require that any Condominium entry feature proposed must receive prior approval by the Zoning and Planning Commission.
- 5) The approved side yard setback is a minimum of ten feet (10') for all single family lots. Any home built must fit within this setback. Text must be amended to reflect the ten-foot (10') setback for all single-family lots.
- 6) The Village requires all fees must be paid in full prior to any subdivision plat approvals.
- 7) All condominiums will be stand-alone units with setbacks as stated on the approved preliminary plat.
- 8) Petitioner is to submit corrected information on both its report and drawings submitted to the Village on November 2, 2016, including pertinent engineering comments as submitted for the continued hearing; and as otherwise directed by the Commission.

Was made by Dave Adams, seconded by Mark Brooks and passed unanimously. The Commission's zoning amendment recommendation will be presented to the Village Council. If the timing allows Council will conduct its public hearing at the regular monthly council meeting on Monday, February 27, 2017, at 7 pm.

The Commission then held an informal discussion on a possible future development with M/I Homes of Central Ohio. Mr. Kevin Zeppernick, Vice-President of Land for M/I Homes, and Mr. Aaron Underhill, an attorney with Underhill & Hedges, presented the proposed development.

It is a 120 unit condominium project called the Cottages at Dustin. It is designed for the empty nester market and is a new concept involving free standing units, all outward facing, on a street or common green area. They would have 2 car garages and 1 outside parking space along with a patio area with privacy fence behind each unit. Each will have a prominent front porch. This is a new product to the area and is expected to sell for around \$350,000 for each 1600 to 2000 sf. unit. There will be options available on the number of bedrooms, bonus attic room and basements. All streets will be private and there will be a large amount of common open space owned by an HOA and every attempt will be made to save as many trees as possible. The neighbors will be buffered.

There are four properties under contract and annexation is expected soon. They would like to start selling units early in 2018. There is expected to be an onsite model and sales office.

The Commission had a brief discussion in which they expressed positive feedback on the proposal.

Deputy Zoning Inspector and Code Compliance Assistant Levi Koehler presented a report to the Commission showing his research into previous developments timelines. He discovered the minimum time from zoning approval to the first zoning permit was 23 months. There was also a discussion on filing fees for condo projects since they are all one lot.

Mr. Koehler went on to present his and Zoning Inspector David LaValle's written monthly activity report which is attached and incorporated as part of these minutes. In the interest of saving time Mr. Koehler did not give a verbal summary to the Commission. He did report that the final plan submission for The Estates at Blackhawk Phase D had been made on January 18th. Mayor Hopper reported the former Galena Vault property is in contract.

Mr. LaValle then presented his and Deputy Zoning Inspector and Code Compliance Assistant Levi Koehler's written annual report for 2016 which is attached and incorporated as part of these minutes.

The zoning clerk had nothing additional to report.

There was no old business.

In new business member Alison Cherubini Hillyer asked about brick removal work being done on a house on Melimare Drive. Mr. Koehler reported the staff was aware of it. The brick was cracked and is being removed and replaced.

Member Mark Brooks reported that he will be absent at the next meeting due to an out of town work commitment.

There being no further business before the Commission, a motion to adjourn the meeting was made by Mark Brooks, seconded by Stan Swisher, and passed unanimously. **The next scheduled meeting will be on Wednesday, February 15, 2016 at 7:00 PM.** The meeting was officially adjourned at 8:33 PM.

Clerk

Chairman

CERTIFICATION

I, Sally H. Hopper, Clerk of The Planning & Zoning Commission of the Village of Galena, Ohio do hereby certify that publication of the above MINUTES were duly made by posting true copies thereof at five (5) of the most public places in the Village of Galena as provided for in Resolution No. 2015-18 enacted by the Council of the Village of Galena on November 23, 2015.

Sally H. Hopper, Clerk