



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 13, 2008

The Zoning and Planning Commission of the Village of Galena met on Wednesday February 13, 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 (arrived 7:15 PM) and visitors Scott Liston, Nancy Murphy and Marvin Murphy. The meeting was officially called to order at 7:08 PM.

Copies of the minutes from the last meeting of January 9, 2008 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Stan Swisher and passed unanimously.

A continuation of a hearing was scheduled 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). Mr. Scott Liston spoke on behalf of the application. He requested a further 30 day tabling to allow a resubmission and major modification to the plan. The existing house will now be removed and the drive through will be eliminated. Additional commercial buildings will be added. The resubmission should take place in time for the next meeting.

A motion to continue the hearing was made by Nancy Feole, seconded by Mark Brooks and passed unanimously.

There was a discussion with Nancy and Marvin Murphy concerning signage for Jule's Java and Grill. They are the owners of the building and recently requested an amendment to the development plan that required projecting signs such as the one at their real estate business and the Mudflats Bar and Grille. Due to a communication issue between them and the owner of Jule's the previously installed wall mounted sign for Jule's was removed, completely renovated, and replaced on the front of the business. They asked the Commission to modify their signage request to allow the wall mount sign to stay. They also requested that a second projecting sign be allowed since Jule's occupies two storefronts.

After a brief discussion the Commission instructed the Zoning Inspector to approve the already installed wall mount sign with the existing lighting. The projecting sign will not be allowed because the square footage of the larger, wall mount sign is already equal to approximate two projecting signs. If it is removed in the future then a projecting wall mount sign may be used for each of the two storefronts of the size previously approved.

Zoning Inspector David LaValle had issued a written report which is attached and incorporated as part of these minutes. He gave a brief summary of the report. The Village's law firm is working on the impact fee study and Poggemeyer Design Group is working on the revisions to the Village Land Use Plan.

Member Nancy Feole asked about flotation and life saving devices at the retention pond in Heathermere. Mr. LaValle reported that ~~had~~ he had received no response to an earlier letter to the Heathermere Home Owners Association on the matter.

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 Stan Swisher, seconded by Nancy Feole and passed unanimously. **The next scheduled meeting will be on Wednesday, March 12, 2008 at 7:00 PM.** The meeting was officially adjourned at 7:51 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