



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 15, 2017

The Zoning and Planning Commission of the Village of Galena met on Wednesday February 15, 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, and Alison Cherubini-Hillyer. Mark Brooks was absent. Also present were Village Zoning Inspector David LaValle, Deputy Zoning Inspector and Code Compliance Assistant Kenneth Levi Koehler, and visitors Dave Walker, Douglas and Allison Dawson, Doug Tailford, Jeff Strung, David Hodge, Jan Kerr, Ron Lehman, Robert Miller, Duane Yoder, Atz Beals, Larry Dannemiller, Eric Kletrovetz, and Court Reporter Kathy Cathell of Spectrum Reporting. Village Zoning Clerk Sally Hopper was absent. Ken Molnar, Village Solicitor, was also absent. Village Zoning Inspector Dave LaValle was acting clerk. The meeting was officially called to order at 7:02 PM.

Copies of the minutes from the meeting of January 18, 2017 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.

The Mayor introduced the amendment of a development plan proposed by Duane Yoder of DMY Investments LLC. for 10 West Park St. At 7:05 p.m. the description of the business was read, and all speakers were sworn in for testimony. Mr. Yoder introduced the amendment to a development plan which involves turning the former Del. Co. Bank location into an accounting and tax firm. This will require internal renovations, and sign changes. Zoning Inspector's recommendation was read by Levi Koehler, and recommends approval. The future Phase 4 Walnut St. construction plan was explained to Mr. Yoder as a courtesy. No comments made by guests. Motion was made by Alison Cherubini-Hillyer to close the hearing at 7:15 p.m., Dave Adams seconds. Motion passed unanimously.

Dave Adams Made a motion to approve the amendment to a development plan, Stan Swisher seconded. The motion to approve the amendment to a development plan passed 4-0.

Mayor Hopper introduced M/I Homes of Central Ohio's proposal for the Cottages at Dustin. Speakers are sworn in and the hearing began at 7:17 p.m. Attorney David Hodge, of Underhill & Hodge, summarized the proposal. The proposal is to rezone 59.5 acres at the northwest corner of Dustin Rd. and St. Rt. 3 from Berkshire Township FR-1 to Village of Galena PRD. The proposal includes 120 detached, cluster condominiums. The proposal includes 41 acres of open space. Proposed density is less than two units per acre. Streets will be private. Questions from the audience were heard. Doug Dawson, owner and resident of the old farm home across the street from the proposed entrance voiced concerns about the location of the entrance and possibility of light pollution. Mr. Dawson requested that the entrance be moved closer to St. Rt. 3. or MI could utilize the access road that runs parallel to St. Rt. 3. Allison Dawson on the loss of rural character, and possibly utilizing the access road along St. Rt. 3 as the primary entrance. Eric Kletrovetz inquired about the location of the condominiums in relation to his family's property. Jon Kerr another neighbor on Dustin Rd. voiced concerns about the density and

expedited type two annexation. David Hodge points out that a density of less than two units per acre is considered low density for a subdivision. He also explained that the ODOT approval of the gravel access road does not permit for it to be used as an entrance for a subdivision. Mr. Hodge then explained the reason for a type two annexation.

Jeff Strung of EMH&T addressed the concern over the entrance location, stating that M/I will move the entrance east if possible, and if not they will pay to put in the proper screening on both sides of the road if necessary. Mr. Strung noted that sanitary sewer will be handled by a force main to the east. He also noted the high point, and line of sight from the intersection. The streets will not have street lighting. Zoning and Planning Commission member Alison Cherubini-Hillyer inquired about the style of the condominiums. Doug Tailford of M/I Homes showed some possibilities for styles with different front elevations, and colors. Proposed setbacks are 10' between buildings, and 20-28' between buildings where a driveway is located. Loveland and Brosieus will handle the condominium association paperwork. Pond will include proper aeration. Dave LaValle, Village Zoning Inspector, summarized his report including recommended conditions.

At 8:00 p.m. Dave Adams makes a motion to close the hearing. Stan Swisher seconds the motion. Motion passed unanimously.

A motion was then made by Dave Adams to recommend conditional approval of the rezoning to the Village council. Alison Cherubini-Hillyer seconds the motion. A vote was taken and the motion passed 4-0. Conditions are as follows:

1. The final approval is contingent upon submittal and Village approval of final engineering details.
2. The amount of open space currently shown shall not be reduced.
3. The Village engineering review costs are reimbursed by the applicant.
4. The fee for the zoning amendment be paid (\$500).
5. All tap fees must be payable to the Village of Galena
6. A Homeowners Association Agreement be submitted to the Village as a reference.
7. Construction clean-up and dust control shall be maintained in accordance with applicable
8. Regulations and standard industry practice.
9. Storm water control measures meet current Village engineering standards and maintenance requirements.
10. The area is annexed to the Village of Galena.
11. The disposition of the four (4) acre tract in the northeast corner is properly accounted for in the transfer to otherwise meet subdivision regulations.
12. An easement along Dustin Rd. (minimum 15ft.) is given to the Village for future trail expansion.
13. Developer will agree to participate in a new community authority, or similar legal instrument, as agreed to by the Village of Galena and the Big Walnut Local School District.

The meeting paused for a break at 8:02 p.m.

At 8:24 p.m. Levi Koehler presented a summary of the Zoning Inspector's Monthly Report, which is attached and incorporated as part of these minutes. The commission and staff briefly discussed roller-compacted concrete. Dave Adams voiced his displeasure with the product.

The zoning clerk had nothing additional to report.

In new business Dave Walker, council member, attended the Berkshire Township Master Planning meeting.

At 9:05 p.m. Stan Swisher made a motion to adjourn the meeting. Alison Cherubini-Hillyer seconds the motion. Motion passed unanimously. The meeting is adjourned.

The next scheduled meeting will be on Wednesday, March 15, 2017 at 7:00 PM. The meeting was officially adjourned at 9:05 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