



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MARCH 10, 2004

The Zoning and Planning Commission of the Village of Galena met on Wednesday March 10, 2004 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Betsy Hildebrand, 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 called to order at 7:05 PM.

Copies of the minutes from the last meeting of February 11, 2004 had been distributed to all members by the Clerk. A motion to approve the minutes, with a date correction, was made by Betsy Hildebrand, seconded by Stan Swisher and passed unanimously.

Zoning Inspector David LaValle reported that two permits had been issued for the Heathermere development. One is for the sales model just behind the detention basin. Maronda Homes has also applied for a construction trailer permit. Mr. LaValle will follow-up on the driveway issues at the Lehman house left over from the Heathermere water line construction. The entrance feature for Heathermere will need to be moved to the other side of the entrance road due to the final design of the Heathermere Drive location. The Commission gave permission for Mr. LaValle to administratively change the development plan to reflect this alteration. Mr. LaValle also reported that Mr. Jim Groezinger of Arrowhead Lakes Golf stated that he intends to fill in a pond under the electric lines and reconfigure the driving range so that he can place a mound with pine tress along the property line with Heathermere.

Mr. LaValle updated the Commission on potential plans for the north end of the Galena Commerce Center. Stover-Turner Excavating is no longer interested in the site. He will investigate the growing number of "junk cars" on the property.

Mr. Eddie Ambrose, owner of the property at the intersection of Walnut Street and SR 3 approached Mr. LaValle about the possibility of starting a greenhouse sales operation on the site this spring. He was notified that it was an allowable use under the farm residential zoning as long as at least 50% of the merchandise sold was grown on the site.

Mr. LaValle also reported that he had been in consultation with Sunbury Village officials about the rezoning request on the Nestlé's property which adjoins the Village's northern line. A road connection has been requested to allow proper traffic flows between any Sunbury development and the anticipated development on the Galena side on the Fuller-Davis Tract.

Mr. LaValle continues to have discussions with property owners interested in annexing into the Village.

Mayor Hopper updated the Commission on progress toward the sewer plant expansion. The Village had a very nice meeting with representatives of the City of Columbus. The Village plans to meet with the new Sunbury Village Administrator on the matter as soon as possible. The Village is moving forward with plans to withdraw from the County Sewer District due to a complete lack of cooperation from County officials.

The Clerk had nothing to report.

There was no old business.

There being no further business before the Commission, a motion to adjourn the meeting was made by Denny Morris, seconded by Stan Swisher and passed unanimously. **The next scheduled meeting will be on Wednesday, April 14, 2004 at 7:00 PM.** The meeting was officially adjourned at 7:58 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