



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MARCH 16, 2016

The Zoning and Planning Commission of the Village of Galena met on Wednesday March 16, 2016 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 Jason Hillyer. Also present were Village Zoning Clerk Sally Hopper, Village Zoning Inspector David LaValle, Deputy Zoning Inspector and Code Compliance Assistant Levi Koehler, Village Solicitor Ken Molnar and visitors Gene & Joan Fuller, Jane Davis, John Davis, Greg Comfort, Mike Reeves, Jason Bove, David Blakemore, John & Andrea Righter, Don Robertson, Rebakah Bussa, Pat Kletrovetz, Dave Pennington, Heather Adams, Bob Molter, Dave Walker, Big Walnut Schools Treasurer Terri Eyerman Day and court reporter Kathy Cathell. The meeting was officially called to order at 7:02 PM.

Copies of the minutes from the meeting of January 20, 2016 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Jason Hillyer and passed unanimously.

Copies of the minutes from the cancelled meeting of February 17, 2016 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Jason Hillyer, seconded by Stan Swisher and passed unanimously.

Starting at 7:04: A hearing was held 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. All witnesses were sworn in.

Mr. Greg Comfort of Arrowhead Ventures LLC spoke on behalf of the application. He laid out the plans for a development of 100 senior oriented condominiums and 75 single family homes on approximately 88 acres. The condominiums would be in the northern section adjacent to the Sunbury village line and the single family homes, on primarily 70 foot wide lots, would be more to the south in the area that connects to Zoar Street in the Heathermere Subdivision.

There would be around 45 acres of open space and the Ohio to Erie Trail would be completed through the development providing a much needed connection between the trail being developed by the Village to the south and the Preservation Parks section to the north in Sunbury. There would be a HOA to control some of the open space but the trail and other areas, as requested, would be dedicated to the Village. There will be 4 to 5 ponds draining in several different directions and a new 12 in. water line would run through the site providing a new connection between Del-Co Water service to the north in Sunbury and the older areas of Galena and the new developments east of Big Walnut Creek.

The development would be built in several phases starting with the condos and moving south with the last section being the connection to Heathermere. The development will have access roads from Heathermere to the south, Old 3C Hwy. to the east, a stub street connection to the new section of Sunbury Meadows being built by Pulte Homes to the north, a western stub for future development in the Arrowhead Lakes Golf Club and a right-in, right-out connection off SR 3 directly into the condos. Single family homes would be anticipated to sell in the \$275k to \$300k range and condos in the \$250k range. There would be 50% natural material fronts as in other Galena developments.

Mr. Comfort said that he realized from the Zoning Inspector's and the Village Consulting Engineer's reports that considerable additional work needs to be done on the application before it can be acted upon by the Commission. For that reason he requested a 60 day tabling and a continuance of the hearing until the May meeting.

A motion for a 60 day tabling and a continuance of the hearing until the May meeting was made by Dave Adams, seconded by Mark Brooks, and passed 5-0 in a vote as follows:

Swisher – Yes Hillyer – Yes Hopper – Yes Brooks – Yes Adams – Yes

The hearing ended at 7:26 PM. The court reporter was dismissed.

Mr. Comfort then stayed and answered questions from the audience and the Commission on the development. Mr. Comfort committed to having a meeting with the Heathermere Home Owners Association (HOA) and the Big Walnut School District at a later date to discuss the impacts of the development. HOA President Bob Molter asked for and received permission to hold a meeting at the Village Hall.

At the conclusion of the question and answer period a brief break was taken from 7:51 to 8:04 pm when the meeting continued with other matters.

Mr. LaValle then presented his and Deputy Zoning Inspector and Code Compliance Assistant Levi Koehler's written monthly activity report which is attached and incorporated as part of these minutes. He gave a summary to the Commission.

After consultation with the Village Solicitor the current development plan for Sambuca's Nursery and Greenhouse, at 577 North Walnut Street, has been reviewed to determine the extent of compliance. The report is in progress and will be forwarded to the Solicitor for determination of citations and/or legal action.

Most notices of exterior property maintenance violations had previously been extended until June 1st. Monitoring is continuing. The Commission discussed, again, the noisy exhaust fan at the Galena Diner and what options are available to remedy the situation. The BST & G Fire Department reports they did not do audible testing on the fan nor did they approve the noise level. The staff has been working with the new owners of a parcel on the northern edge of the Village concerning a possible 5 lot CAD subdivision.

The zoning 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 Dave Adams, seconded by Mark Brooks, and passed unanimously. **The next scheduled meeting will be on Wednesday, April 20, 2016 at 7:00 PM.** The meeting was officially adjourned at 8:14 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