



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF APRIL 13, 2005

The Zoning and Planning Commission of the Village of Galena met on Wednesday April 13, 2005 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Jim Slifko, Denny Morris, Stan Swisher and Mark Brooks. Also present was Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Susie Kossmann, Bob Kane, Lawrence A. Augustine Jr., Mary Rodriguez, Rudy Rodriguez and Zachary Hopper. The meeting was officially called to order at 7:01 PM.

Copies of the minutes from the last meeting of March 9, 2005 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Jim Slifko and passed unanimously.

A hearing was held on an application by Maronda Homes for a variance to the minimum rear yard set-back and other variances, as required, to allow construction of a single family home on Lot 170 Heathermere Subdivision also know as 121 Heathermere Drive. The property is zoned Planned Residential District (PRD). Mr. Lawrence A. Augustine Jr., Vice President of Maronda Homes, made a brief presentation concerning the problems they were having fitting one of their house designs onto the corner lot and meeting all the set-back requirements. They are requesting a three foot variance to the current rear-yard set-back requirement of thirty-five (35) feet.

The Commission then held a discussion concerning the property and reviewed Zoning Inspector Dave LaValle's report which stated that the house also appeared to need a side-yard setback variance. After clarifying the closest portion of house to the back line and having Mr. Augustine assure the Commission that the house could be moved slightly on the lot to avoid the need for any side yard issues the Commission decided that a five (5) foot variance to the thirty (30) foot minimum rear-yard setback was all that was needed. There were no comments or questions by audience members.

A motion was made by Stan Swisher to grant a five (5) foot variance to the rear-yard set-back for Lot 170 allowing a minimum thirty (30) feet, seconded by Jim Slifko and passed 5-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Yes Slifko - Yes

An informal discussion was held with Ms. Susie Kossmann of 46 W. Columbus Street concerning her plans to possibly allow seasonal bait sales out of the old telephone company building she owns on the corner of Columbus and Middle Street, plant sales and other seasonal sales in tents on the corner lot, and plans for possible construction of several new commercial buildings in the same area in the future.

After some discussion she was advised that the plant sales could probably be conducted under the current "yard-sales" provisions of the code but due to its nature the bait sales would require an amended development plan application. Several items were discussed which may need attention before an application could be filed and the possibility of combining the bait sales use into one plan application for the permanent buildings. Some suggestions were offered to Ms. Kossmann concerning possible ways of approaching such an application. She will review her options.

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. He discussed the possible need for a new fee schedule to be put in place and will report back to the Commission with some suggestions. He also reported on problems with the installation of the new sanitary sewer force main across Little Walnut Creek and issues with Berkshire Township about its close proximity to the cemetery property and possible future maintenance issues.

The Clerk had nothing to report.

There was no old business.

In new business one possible police issue was reported and will be passed on. Mr. Bob Kane discussed with the Commission the possibility of making an agreement with an adjoining property owner for a common access driveway extension to their property from his 322 Harrison Street tract. The Commission offered some ideas.

The Commission held a brief discussion concerning the possibility of adding impact fees on future developments.

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, May 11, 2005 at 7:00 PM.** The meeting was officially adjourned at 8:12 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