



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF APRIL 12, 2006

The Zoning and Planning Commission of the Village of Galena met on Wednesday April 12, 2006 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Jim Groezinger, Bob Kane and Susie Kossmann. Member Jim Slifko was absent. The meeting was officially called to order at 7:00 PM.

Member Mark Brooks was sworn in by Tom Hopper to a new three year term.

Copies of the minutes from the last meeting of March 8, 2006 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Denny Morris and passed unanimously.

A hearing was held on an application by James G. Groezinger for a variance from the provisions of the Zoning Code of 1995 for minimum rear yard set-back and other variances to allow construction of a deck on the rear of a single family residence at 155 Heathermere Loop. The property is zoned Planned Residential District (PRD). This deck is existing, having been built by Maronda Homes after they were told that it did not meet the required set-back. Mr. Groezinger is applying for the variance in order to bring the property into compliance. The variance request is for a 10 ft. reduction in the required 35 ft. rear yard set-back.

Zoning Inspector Dave LaValle reported on the history of this application and that the adjoining property to the rear, Arrowhead Lakes Golf Course, is also owned by Mr. Groezinger. Mr. LaValle recommended granting the variance so that the zoning permit for the property could be revised and reissued to include the deck.

There were no comments from neighbors. The Commission had a very brief discussion on the application.

A motion was made by Denny Morris to grant the variance and allow a 10 ft. reduction in rear yard set-back as requested. The motion was seconded by Mark Brooks and passed 4-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Yes Slifko – Absent

A hearing was held on an application by Robert H. Kane for a variance from the provisions of the Zoning Code of 1995 for minimum lot frontage and other variances to allow an additional lot split at 322-324 Harrison Street. The property is zoned Farm Residential (FR). Mr. Kane spoke for the application.

He intends to split off a strip along the northern property line to sell it to the Ohio to Erie Trail Fund for donation to the Village for use as a multi-purpose trail. The proposed property varies from 30 ft. wide to 60 ft. wide at Harrison Street. To split this new lot from the northern lot (324 Harrison St.) would leave the surviving portion of the original lot with only 20 ft. of frontage. This is less than the minimum frontage required.

Zoning Inspector Dave LaValle reported that doing this variance is the only way that the lot split can be permitted. This property will then be used as part of the statewide Ohio to Erie Trail system stretching from Lake Erie to the Ohio River. This is a critical piece of the proposed system since it allows access to the old narrow gauge railroad bridge over Big Walnut Creek and the existing Village parkland off of Joe Walker Road. He recommended the granting of the variance contingent on the new lot being sold for use as the trail.

There was a discussion about other issues concerning the property such as driveway easements on the two residential lots that would remain after the split.

A motion was made by Mark Brooks to grant the variance as requested with the condition that if the lot split is performed the new lot can only be sold for use as the trail. The motion was seconded by Stan Swisher and passed 4-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Yes Slifko – Absent

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 greenhouse operation on the corner of North Walnut St. and SR 3 on the Ambrose property is a permitted use under the farm residential zoning category. It will be seasonal and close by July 4, reopening in mid September to sell mums. Three new permits have been issued for the Walnut Creek subdivision but are being held until the developer, Maronda Homes, performs a list items such as erosion control, that have not been completed in spite of multiple reminders. Work is being done on completing Sections B and C in the Estates at Blackhawk subdivision. There are some engineering related matters that must be worked out.

The Village has completed a Sewer Master Plan and Council adopted it at their last meeting. Mr. LaValle and Mayor Hopper meet with a reporter earlier today, along with Sunbury Village Administrator Mike O'Brien to discuss the new proposed Ohio EPA Section 208 rules and their possible effects on the Village. Also discussed was the Delaware County Commissioners refusal to meet to discuss the issue of sanitary sewer service areas.

Mr. LaValle reported the Mullins annexation has been completed across SR 3 and Alexander Road. He updated the Commission on the law suit and issues related to the Berkshire Lake Campgrounds sanitary sewer service. He reported that Donovan's Pub has been sold and has an issue on the May ballot to obtain a higher level liquor license. Possible storm sewer connections into the sanitary sewer system are being investigated. He has been checking into drainage problems and neighbor concerns with the relocated Del-Co Water Company building on North Walnut Street. An update on culvert and catch basin repairs was also provided.

The Clerk had nothing additional to report. There was no old business.

In new business Member Mark Brooks brought up the letters that were recently sent out to delinquent sanitary sewer customers. He made some suggestions as to the tone of future letters and also suggested that a sentence to please disregard this letter if you have paid be added.

There being no further business before the Commission, a motion to adjourn the meeting was made by Stan Swisher, seconded by Denny Morris and passed unanimously. **The next scheduled meeting will be on Wednesday, May 10, 2006 at 7:00 PM.** The meeting was officially adjourned at 8:05 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