



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF APRIL 18, 2012

The Zoning and Planning Commission of the Village of Galena met on Wednesday April 18, 2012 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher, Mark Brooks and Mike Bragalone. Also present were Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper, Village Solicitor Ken Molnar and visitors Norm & Kathy Fountain, Kristen Risch, Chad Kettlewell, Scott Liston, Grace Piper and Verna Hines of the Big Walnut School Board. The meeting was officially called to order at 7:06 PM.

Copies of the minutes from the last meeting of March 21, 2012 had been distributed to all members by the Clerk. A motion to approve the minutes, with an amendment to change “building” to “staff” in paragraph three, was made by Nancy Feole, seconded by Mark Brooks and passed unanimously.

A hearing was held on an application by Zoar Developer LLC and Kingfisher Cape LLC for an amended development plan to allow a lot split and changes to a previously approved plan for the property along West Columbus Street from West Street to Middle Street and known as 46 West Columbus Street. All those who wished to testify were sworn in by Village Solicitor Ken Molnar. Mr. Scott Liston was present representing Zoar Developers LLC and Kristen Risch and Chad Kettlewell were present representing Kingfisher Cape LLC. Mr. Liston started by making a brief presentation on the changes needed to the plan approved in 2008. Zoar had been approached by Coldwater Consulting, a small, ecological restoration consulting company, to purchase the current rental, single family residence at 46 West Columbus Street to remodel it into offices for their currently three, growing soon to four, employees.

The sale would require splitting the property into a 0.117 acre parcel that would stay with the house and become Coldwater’s offices and a 0.107 acre parcel that would stay with Zoar Developers for future development. Kingfisher Cape LLC was created as a separate entity by the principals of Coldwater Consulting to purchase the property from Zoar Developers. This change would necessitate the requested lot split and the replacement of the 2008 plan with two new plans; one for the operation of Coldwater Consulting at the 46 W. Columbus address and another one for Zoar Developers to construct a 3647 square foot commercial building on the surviving acreage. This building would basically be almost the same as the eastern three units shown on the 2008 plan. The primary difference would be that, since the existing house would be staying, the western-most store front, the rear on-site parking area and garbage dumpster enclosure shown in the 2008 plan would not be built. In place of the on-site parking area a total of five new, on street, parking spots would be built along the eastern side of West Street. There would be no garbage dumpster enclosure.

Ms. Kristen Risch spoke for Kingfisher Cape LLC and made a brief presentation about their work writing grants, etc. having to do with storm water and other environmental projects. They are looking at having four scientists and assistants in the building. They plan to bring the building up to commercial code and restore the wooden siding, replace the gutters, remove the outside cellar door, install a rain garden and rain barrels for storm water control, install a picket fence and place a sign out front. A drawing of the proposed sign is part of their submission.

Mr. Norm Fountain, owner of Fountain Insurance on Middle Street spoke about his concerns with parking and access to the property. He was also concerned with the close proximity to his building and the potential for fire spreading between the buildings. He proposed that the new building should be reduced in size.

Zoning Inspector Scott Jamison read the engineer's report of April 18th concerning issues of storm water, corrected final elevations at the front of the buildings, rear access, parking limitations & requirements and trash container storage. Replacement of the curbs along Columbus and Middle Street and the use of a permeable surface for the parking spaces along West Street were discussed. The issue of the removal of the seven on-site parking spaces from the 2008 plan was also discussed.

In response to the parking concerns Mr. Liston proposes to place up to 40 concrete wheel blocks, at Zoar Developer's expense, along the eastern side of the square and adjacent streets to organize current parking areas and maximize efficiency. There was a back and forth discussion between Mr. Liston and Mr. Fountain over truck deliveries, sidewalk snow removal and the fire wall issue. Mayor Hopper explained that the spacing between the buildings was the same as in the approved 2008 plan so that was not an issue for this discussion.

Discussion went on concerning trash disposal. A number of questions were asked about where the garbage was going. It appears that pickup will be from the front of the buildings on the sidewalk. Commission member Nancy Feole brought up that a use by offices would be a lot less demanding of parking and other services than food service or restaurants, which are listed as potential uses of the buildings. Mr. Fountain proposed that Mr. Liston sell the property to him to eliminate all these problems.

Village Solicitor Ken Molnar summarized the legalities of the hearing process and stated that there appears to be problems in the areas of parking, delivery and trash hauling. Mr. Fountain agreed to have further discussions with Mr. Liston about the possibility of a shared parking arrangement utilizing his rear property.

At the end of this discussion Mr. Liston asked the Commission to continue the hearing to the next meeting or to a special meeting to be scheduled. A motion to approve the request was made by Mark Brooks, seconded by Nancy Feole and passed 5-0 in a roll call vote as follows:

Swisher – Yes Bragalone – Yes Hopper - Yes Brooks - Yes Feole – Yes

The hearing portion of the meeting was ended at 8:37 PM followed by a brief break to reset the audio tape and allow people to leave.

The regular meeting resumed at 8:37 PM. Zoning Inspector Scott Jamison had issued a written report which is attached and incorporated as part of these minutes. He gave a brief summary of the report. An application for a new home build in the Estate at Blackhawk Subdivision was received this week. Applications were also received for accessory buildings at 501 Zoar St. and 92 Rose Street. The owner of 37 High Street has been cited for violations of the exterior property maintenance code. The resident has not been served notice due to problems locating him. An ordinance authorizing the increases in zoning and development fees will be presented to Council this month.

He updated the Commission on the approval of Phase 3 of the Walnut Street Reconstruction Project grant application by the Ohio Public Works Commission. Construction is expected to start until after Summerfest in late August. He also updated them on the repair project at the Galena Village Hall as well as operation of the new Geobag, design of the Fine Screen and SCADA projects at the Waste Water Treatment Plant and the Columbus Street Lift Station.

The 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 Mark Brooks, seconded by Mike Bragalone, and passed unanimously. **The next scheduled meeting will be on Wednesday, May 16, 2012 at 7:00 PM.** The meeting was officially adjourned at 8:48 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