



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MAY 20, 2009

The Zoning and Planning Commission of the Village of Galena met on Wednesday May 20, 2009 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 and Mike Bragalone. Also present was Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper and visitor Nancy Murphy. Member Mark Brooks was absent. The meeting was officially called to order at 7:13 PM.

Copies of the minutes from the last meeting of April 8, 2009 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Nancy Feole, seconded by Stan Swisher and passed unanimously.

A hearing was held on an application for an amended development plan to allow installation of an awning and a change in signage for 13-19 West Columbus Street by Nancy, Marvin, Greg and Tonya Murphy, a.k.a. Murphy Real Estate. The property is zoned Planned Commercial (PC). Ms. Nancy Murphy spoke on behalf of the applicants.

Ms. Murphy explained that the tenant of 13-17 West Columbus Street, Ms Gail Thompson, is changing the name of her restaurant, Jules Java and Grill, and therefore desires to change the signage to reflect the new name and give a slightly different look. The applicants wish to add an approximately 20 ft. 5 ½ in. wide black awning to the front of the 13-15 portion of the building. It would project 4 ft. 4 in. out over the entrance and would have a 10 in. tall valance with 8 in. tall white letters, centered, spelling out "Galena Diner". A graphic of the proposal was submitted with the application. The existing Jules Java and Grill sign would be removed and not replaced.

A discussion was held by the Commission. Several questions could not be answered because Ms. Thompson was not present so the Commission decided to give some more specifics and define the parameters of the new signage. It was felt the proposed lettering may prove to be too small so a larger valance was to be allowed. Zoning Inspector Scott Jamison reported that he had received no objection to the application and that it should be approved.

A motion to approve an amendment to the development plan to require the removal of the current Jules Java and Grill sign and to allow the installation of a black fabric awning, as shown and sized in the application, with up to an 18 in. tall valance, with white lettering to allow up to 15 sq. ft. of signage on said valance for 13-19 West Columbus Street was made by Nancy Feole, seconded by Mike Bragalone and passed 4-0, with 1 absent, in a roll call vote as follows:

Swisher - Yes Bragalone - Yes Hopper - Yes Brooks - Absent Feole - Yes

Zoning Inspector Scott Jamison gave a brief summary of his report. He is still working on erosion issues at the Walnut Creek Subdivision. He now has a drawing of how Conie Construction, working for Maronda Homes,

intends to install a new 12 in. storm sewer line along the hill side to pick up the roof drains from the houses on the west side of Melimare Drive. The ownership of the parkland to the Village will not be finalized until the erosion issue is resolved.

Core sampling has been done on North Walnut Street and the results show that the roadway needs to be rebuilt, not just repaved. The Village will work on determining the costs for such a project. Mr. Jamison will be out of town on vacation at the end of the month and he has made arrangements for someone to fill in for him while he is gone.

Zoning Clerk Sally Hopper 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 Stan Swisher, seconded by Mike Bragalone and passed unanimously. **The next scheduled meeting will be on Wednesday, June 17, 2009 at 7:00 PM.** The meeting was officially adjourned at 7:46 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