



## Village of Galena ZONING AND PLANNING COMMISSION

### MINUTES OF THE MEETING OF MAY 19, 2010

The Zoning and Planning Commission of the Village of Galena met on Wednesday May 19, 2010 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 were Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper, Administrative Assistant Jeanna Burrell and visitors John Harpst, Ann Bell and Scott Bell. Member Mark Brooks was absent. The meeting was officially called to order at 7:14 PM.

Copies of the minutes from the last meeting of April 21, 2010 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.

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The Commission heard an application by John Harpst and Michelle Betrone for a lot split and adjacent property transfer for several parcels currently located at 415 North Walnut Street. Mr. John Harpst presented the application. The application involves spitting a .449 acre parcel off of the original 6.022 acre parcel at 415 North Walnut and combining it with Lot 114 of the Mary T. Arnold Addition and an .873 acre, land locked, parcel left over from the lot split of the 475 North Walnut Street property several years ago. In effect this takes the already legally buildable, 7370 square foot, Lot 114 and makes one larger buildable parcel in the 1 ½ acre range.

Neighbors Scott and Ann Bell were in attendance. Mr. Bell stated he was present to clarify exactly what was being done.

The Commission questioned Mr. Harpst on his future intentions since there were two more lots with frontage on Walnut Street. If that was going to happen then additional planning for that should be included now so that issues such as multiple driveway entries could be worked out. He stated that he had no plans to do any further lot splits.

After a brief discussion it was decided that the split and combination were acceptable if certain legal restrictions were put into the documentation for the final combination of parcels to show that the three constituted only one building site, that the driveway from Walnut Street would be at least 12 ft. wide and 6 ft. from the northern property line and that the building pad would be on the .873 acre parcel and would meet all the requirements for Farm Residential District (FR1) zoning. All the legalities of the final documentation would need to be approved by Village Solicitor Ken Molnar before being signed by the Mayor.

A motion to approve the lot split and parcel combination at 415 North Walnut Street with the restrictions shown above and with the final approval of Village Solicitor Ken Molnar was made by Nancy Feole, seconded by Mike Bragalone and passed 4-0 in a roll call vote as follows:

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

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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. No new citations or zoning permits have been issued in the last month. Much of this was due to the large amount of time being devoted to the Master Plan. He updated the Commission on Phase I of the North Walnut Street rebuilding and resurfacing project. Base construction and paving are complete. There is still some work to be done on blending of berm areas and line stripping. Sidewalk work on the southern end of project also remains. A final determination from the Ohio Public Works Commission (OPWC) is expected in late June or July on the grant for Phase 2 of the project. The Village was requested to send additional information to the Ohio Department of Natural Resources (ODNR) for The Kane's Crossing multi-use trail bridge approaches and trail. The information had been sent in April but apparently was not received at ODNR. The requested information will be re-sent this week.

Administrative Assistant Jeanna Burrell was present to lead a working session on the newest draft of the Master Plan of 2010. This is the replacement for the old draft Land Use Plan of 2004. Final feedback is due from the Commission on June 1 so that she can have the completed document ready on June 11 for the hearing before the Commission at the June 16 meeting.

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 Nancy Feole, seconded by Stan Swisher, and passed unanimously. **The next scheduled meeting will be on Wednesday, June 16, 2010 at 7:00 PM.** The meeting was officially adjourned at 8:11 PM.

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Clerk

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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.

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Sally H. Hopper, Clerk