



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MAY 18, 2011

The Zoning and Planning Commission of the Village of Galena met on Wednesday May 18, 2011 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 Mark Brooks. Also present was Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper and visitors Dave O'Neil, Kim Smith, Dock & Linda Ronk and Bob & Jacki Carpenter. Member Mike Bragalone was absent. The meeting was officially called to order at 7:06 PM.

Copies of the minutes from the last meeting of April 20, 2011 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Nancy Feole and passed unanimously.

An informal discussion was held concerning possible future changes in the zoning classification for residential properties along Holmes and Harrison Street which are currently zoned Planned Industrial (PI). This area was primarily originally owned by the Galena Shale Tile and Brick Company and zoned for their convenience. This zoning causes many residential property owners in the district to need variances and development plan approvals for items which are considered routine in residential districts.

Input was sought from property owners and residents as to what changes may be helpful in simplifying zoning procedures related to these parcels. It was explained that most of what is currently in the area is there because it is "grandfathered in". That is, because it existed prior to the adoption of the Village Zoning Code. Generally it takes a full development plan to be submitted to make changes and since residential uses are a "prohibited use" in a (PI) district it can be difficult to make improvements to the many residences in the area.

Attendees were asked what they might like to see happen to improve the process, including a possible change or changes to the current zoning district classification. The purpose of any changes would be to make things as simple and low cost for everyone as possible. The Village would handle the changes or rezoning at no cost to the property owners.

As part of the discussion each of the possible zoning districts was examined and the pros and cons of each discussed. At the end of the discussion the consensus seemed to be that a change to Planned Commercial (PC) District zoning would be the best option. Staff will research out procedures, costs and legal ramifications of such a change and report back at a later date.

Mr. Bob Carpenter asked a number of questions concerned the alleys along the south side of Holmes Street adjacent to his rental properties. It was explained to him that extensive research at the County Recorder's office has shown that these alleys are not vacated. The documentation he presented in the past only showed that the alleys on the north side of Holmes were vacated. Staff will research out the procedure to apply for an alley vacation if he wishes to pursue that option.

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. Two citations were issued during the month for violations of the exterior property maintenance code. Permits were issued for a new accessory building in the Heathermere Subdivision and a new home in the Walnut Creek Subdivision.

He updated the Commission on the North Walnut Street rebuilding and resurfacing project. The Ohio Public Works Commission (OPWC) has allowed a 90 day extension due to inclement weather. He also discussed weather related problems at the Waste Water Treatment Plant and failure of the Walnut Street Lift Station due to blockages. He reported that Miller/Watson Architects has begun work on designing improvements to the 1829 Building, formerly the Galena United Methodist Church.

The clerk had nothing additional to report. Due to a lack of business and the planned absence of several members and staff it was decided to cancel the June meeting.

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 Mark Brooks, and passed unanimously. **The next scheduled meeting will be on Wednesday, July 20, 2011 at 7:00 PM.** The meeting was officially adjourned at 8:10 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