



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MAY 20, 2015

The Zoning and Planning Commission of the Village of Galena met on Wednesday May 20, 2015 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher, Mark Brooks and Jason Hillyer. Also present were Village Zoning Inspector David LaValle, Code Compliance Assistant Levi Koehler, and visitors Heather and David Adams. Village Zoning Clerk Sally Hopper was absent. President Tom Hopper served as Acting Zoning Clerk. The meeting was officially called to order at 7:02 PM.

Copies of the minutes from the meeting of March 18, 2015 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.

Copies of the minutes from the cancelled meeting of April 15, 2015 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Jason Hillyer and passed unanimously.

Zoning Inspector David LaValle presented his and Code Compliance Assistant Levi Koehler's written monthly activity report which is attached and incorporated as part of these minutes. He gave a summary to the Commission.

The appeal by Eddy Ambrose of violations at Sambuca's Nursery and Greenhouse, 577 North Walnut Street, has been scheduled for a hearing before the 5th District Court of Appeals on June 9th. Violations at 51 Middle and 152 North Walnut Street are continuing and headed to court. 24 Front Street is being processed to move for a demolition order.

Mr. LaValle reported that the sample building has been demolished and the cistern filled at the Galena Commerce Center at 72 Holmes Street. Corrective action is in process at 369 North Walnut Street on the new garage structure. The doors have been installed; they have purchased new siding and torn off the metal siding. Work will hopefully wind up next week. There has been no contact from the owner of 66 High Street. The staff will follow-up on 104 Holmes Street.

The owner of 112 Holmes Street has requested an extension until the end of September to perform corrective actions. A motion to approve an extension until September 1st, was made by Mark Brooks, seconded by Stan Swisher and passed unanimously.

The owner of 99 North Walnut Street has requested an extension through October to perform corrective actions. A motion to approve an extension until September 1st, was made by Mark Brooks, seconded by Jason Hillyer and passed unanimously.

The owner of 360 Quinn Street has requested an extension to perform corrective actions. A motion to approve an extension until September 1st, was made by Mark Brooks, seconded by Nancy Feole and passed unanimously.

Violations at 233 Harrison and 162 North Walnut are overdue and are being turned over to Village Solicitor Ken Molnar for legal action.

There was a discussion about the acoustical music that had approved on a trial basis at Mudflats Bar and Grill from April 15 to June 15. Mr. LaValle stated that letters had been sent to all property owners within 200 feet. Since music has not actually been performed on the deck due to inclement weather a motion to extend the trial period until July 15th, was made by Tom Hopper, seconded by Stan Swisher and passed unanimously. Mr. LaValle will send a letter out clarifying the extension to property owners. There was a discussion about a complaint from a neighbor concerning lights on the deck of the Mudflats and the fan noise from the Galena Diner.

A request for new build permit has just come in for the Estates at Blackhawk. The staff continues to work on the needed paperwork to change from State of Ohio to Delaware County code enforcement for commercial structures. A permit was issued for a new sign at the Berkshire Lake Campgrounds and it was inspected for compliance.

There was a discussion about sidewalk standards and inspections. The Subdivision Code review continues. A discussion was held concerning possible 65 foot lots in a proposed development west of SR 3.

The zoning clerk had nothing additional to report.

In old business it was discussed that Sambuca's is selling sandwiches and if they are permitted by the County Health Department for that.

There was no new business.

Heather Adams complained about inoperable vehicles and barns in disrepair at a farm on Old 3C Hwy. within the Village limits.

Abigail Bealls of 49 North Walnut discussed parking in front of her home and the possibility of a driveway curb cut during construction of Phase 4 of the Walnut Street reconstruction project. This phase is currently in planning. Staff will follow-up with the engineer.

There being no further business before the Commission, a motion to adjourn the meeting was made by Mark Brooks, seconded by Jason Hillyer, and passed unanimously. **The next scheduled meeting will be on Wednesday, June 17, 2015 at 7:00 PM.** The meeting was officially adjourned at 8:04 PM.

Clerk

Chairman

CERTIFICATION

I, Sally H. Hopper, Clerk of The Planning & Zoning Commission of the Village of Galena, Ohio do hereby certify that publication of the above MINUTES were 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 No. 2013-13 enacted by the Council of the Village of Galena on March 18, 2013.

Sally H. Hopper, Clerk