



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MAY 18, 2016

The Zoning and Planning Commission of the Village of Galena met on Wednesday May 18, 2016 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Dave Adams, Stan Swisher, Mark Brooks and Jason Hillyer. Also present were Village Zoning Clerk Sally Hopper, Village Zoning Inspector David LaValle, Deputy Zoning Inspector and Code Compliance Assistant Levi Koehler, and visitors David Blakemore, Heather Adams and Dave Walker. The meeting was officially called to order at 7:04 PM.

Copies of the minutes from the meeting of March 16, 2016 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.

Copies of the minutes from the cancelled meeting of April 20, 2016 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Stan Swisher and passed unanimously.

The Mayor introduced that the 60 day tabling period was up for a hearing on the application of Arrowhead Lake Ventures, LLC, for a change in zoning district classification from Berkshire Township Agricultural (A1) and Village of Galena Farm Residential (FR1) to Village of Galena Planned Residential District (PRD), and approval of a development/subdivision plan for an 88+/- acre tract west of Old 3C Hwy, north of Heathermere Subdivision, east of Arrowhead Lakes Golf Club and south of the Sunbury village line made up of multiple pin numbers. He asked for a motion to untable the application.

A motion to untable the application and reopen the hearing, was made by Dave Adams, seconded by Mark Brooks and passed unanimously.

Zoning Inspector Dave LaValle stated that an email request has been made by the applicants for an additional 60 days tabling due to technical and engineering issues that need to be worked out. Staff met with the applicants today and agrees that they have legitimate reasons to justify the request. They are dealing with issues regarding a large Columbia Gas main at the north end of the development, electric issues, water line construction issues with Del-Co Water, sanitary sewer engineering issues, trail costs and possible reduction of speed limits on Old 3C Hwy. due to engineering issues with the Delaware County Engineer.

Mr. LaValle recommended the request be granted. After some discussion the Commission decided that granting a 90 day extension would be safer to allow additional time if needed. The applicant can always come back sooner if the issues are resolved. A motion to table the application and continue the hearing for an additional 90 days, was made by Mark Brooks, seconded by Dave Adams and passed unanimously.

Mr. LaValle then presented his and Deputy Zoning Inspector 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.

He reported that Sambuca's Nursery and Greenhouse, at 577 North Walnut Street, has apparently changed their name to Sambuca's Country Market. They are also working toward selling beer and wine and there have been changes to some of their signage. He continues to work with the Solicitor for determination of citations and/or legal action.

In other matters observation on properties granted extensions for exterior property maintenance violations continues. The extensions end on June 1st. He and staff have met with multiple developers about several proposed developments. Zoning permits have been issued. Some work has begun at 24 Front Street on the new house. A permit application has been received for modifications to the cell tower on Alexander Road. The Carpenter rental properties are in the process of being sold. Several sidewalk inspections were done in the Estates at Blackhawk.

The zoning clerk had nothing additional to report.

There was no old business.

In new business Mrs. Heather Adams asked about the paving project around the square. She was told it is strictly a maintenance project and will not include any streetscaping work. Such a project would great if funding were available.

There being no further business before the Commission, a motion to adjourn the meeting was made by Dave Adams, seconded by Stan Swisher, and passed unanimously. **The next scheduled meeting will be on Wednesday, June 15, 2016 at 7:00 PM.** The meeting was officially adjourned at 7:49 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 Resolution No. 2015-18 enacted by the Council of the Village of Galena on November 23, 2015.

Sally H. Hopper, Clerk