



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF JUNE 11, 2008*

The Zoning and Planning Commission of the Village of Galena met on Wednesday June 11, 2008 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Stan Swisher, Mark Brooks and Mike Bragalone. Also present was Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper and visitors John Harpst and Zachary Hopper. Member Nancy Feole was absent due to being out of the country. The meeting was officially called to order at 7:06 PM.

Copies of the minutes from the last meeting of May 14, 2008 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.

-----  
A hearing was held on an application for a minor subdivision and a variance to minimum lot frontage by John Harpst and Michelle Betrone for 475 North Walnut Street. The property is zoned Farm Residential (FR-1). Mr. John Harpst spoke on behalf of the application. Witnesses were sworn.

Mr. Harpst explained that he wished to divide the current 5.6 +/- acre parcel into a 3.4 +/- acre building "flag" lot (Tract I) with approximately 62 ft. of frontage, a 1.4 +/- acre parcel (Tract II) containing the current residence with approximately 107 ft. of frontage and a 0.8 +/- acre (Tract III) non-buildable parcel. The frontage on Tract II is below the required 150 ft. for a parcel of that size. Mr. Harpst wishes to transfer Tract II to an adjoining property owner and understands that it is not to be considered a buildable lot. Tract I is in compliance with the code.

Village Solicitor Ken Molnar spoke of the need to have language added to the deed for Tract III stating that it is non-buildable and can only be sold to an adjoining property owner.

There was a brief discussion about the similarities to lot splits allowed on similar properties along the west side of North Walnut Street. The parcels in the area are large but have inadequate frontage to allow lot splits thus causing a hardship to property owners.

After the discussion a motion to conditionally approve the minor subdivision and a variance to minimum lot frontage 475 North Walnut Street, with the following amendments and conditions:

1. Language, approved by the Village Solicitor, must be added to the deed of Tract III stating that it is non-buildable and can only be sold to an adjoining property owner.
2. The applicant must have the deeds for all three tracts drawn up and approved by the Village Solicitor before the Mayor may sign off on them.

was made by Stan Swisher, seconded by Mark Brooks and passed 4-0, with 1 absent, in a roll call vote as follows:

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

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. He has an application for a deck permit on Zoar Street. Council has requested him to determine which properties are in non-compliance with the Village Exterior Property Maintenance Code and to take action to cause them to be brought into compliance. He also updated the Commission on the status of the annexation of the Berkshire Lake Campground, the application for a grant to build the Kane's Crossing trail bridge and the maintenance building.

The Clerk had nothing additional to report.

There was no old business.

In new business it was brought to the attention of Mr. Jamison that the grass had not been mowed on the Galena Brick Trail for some time.

There being no further business before the Commission, a motion to adjourn the meeting was made by Mark Brooks, seconded by Mike Bragalone and passed unanimously. **The next scheduled meeting will be on Wednesday, July 9, 2008 at 7:00 PM.** The meeting was officially adjourned at 7:32 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