



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF JUNE 20, 2012*

The Zoning and Planning Commission of the Village of Galena met on Wednesday June 20, 2012 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 were Deputy Zoning Inspector Dave LaValle, Zoning Clerk Sally Hopper, Village Solicitor Ken Molnar and visitors: Big Walnut School Board Member Verna Hines, Rob Smith, Gene Fuller, Tom Schnurr, Scott Liston, Lisa Liston and Mitchell Liston. Member Nancy Feole was absent. The meeting was officially called to order at 7:03 PM.

Copies of the minutes from the meeting of May 16, 2012 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Mike Bragalone and passed unanimously.

Village Solicitor Ken Molnar spoke about his discussions with Zoar Developers since the May 16 meeting concerning the approval granted on their proposed development at 46 W. Columbus Street. The applicants would like some clarification to points in the "Decision on Hearing" dated May 16, 2012. He has negotiated a "Supplemental Decision on Hearing" with the applicant's attorney, Mr. David Brehm. The applicant will agree to these supplemental clarifications and agree to sign a waiver of right to appeal if they are approved. Mr. Molnar went on to discuss the language in the proposed "Supplemental Decision" with the Commission and recommended that the Commission adopt it.

A motion to approve the "Supplemental Decision on Hearing" for Zoar Developers LLC for the premises generally known as 46 W. Columbus Street was made by Stan Swisher, seconded by Mark Brooks and passed 4-0, with one absent, in a roll call vote as follows:

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

The signed "Supplemental Decision on Hearing" and "Waiver of Right to Appeal" are attached and incorporated as part of these minutes.

An application for a minor lot split by Thomas Schnurr at 1306 South Old 3C Highway was heard by the Commission. The applicant wishes to split a 2.260 acre Berkshire Township Agricultural District (A1) zoned parcel from the adjoining Fuller Tract and add it to his current Berkshire Township Farm Residential (FR1) property at 1306 South Old 3C Highway. This is his principal residence. The Fullers and Schnurr are related. Both properties have been annexed to the Village.

Deputy Zoning Inspector Dave LaValle presented his findings on the matter and recommended approval subject to Berkshire Township Zoning restrictions and the Village of Galena Subdivision Code pending the submission of the deed.

A motion to approve the lot split, subject to staff recommendations, was made by Mark Brooks, seconded by Mike Bragalone and passed 4-0, with one absent, in a roll call vote as follows:

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

Deputy Zoning Inspector Dave LaValle had issued a written report which is attached and incorporated as part of these minutes. He gave a brief summary of the report. He is working on multiple prior violations and is currently investigating three new property maintenance complaints. No new violations have been referred to the Solicitor. Three new build permits have been issued in Walnut Creek Subdivision leaving only seven lots remaining.

The clerk had nothing additional to report. She will not be able to attend the July 18<sup>th</sup> 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 Mike Bragalone, seconded by Mark Brooks, and passed unanimously. **The next scheduled meeting will be on Wednesday, July 18, 2012 at 7:00 PM.** The meeting was officially adjourned at 7:30 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