



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JULY 13, 2005

The Zoning and Planning Commission of the Village of Galena met on Wednesday July 13, 2005 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; Acting President Jim Slifko, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Mike Decker, Melinda Simmons and Judy Denton. President Tom Hopper was absent due to attending the Delaware County Growth Seminar. The meeting was officially called to order at 7:10 PM.

Copies of the minutes from the last meeting of June 8, 2005 had been distributed to all members by the Clerk. A motion to approve the minutes, as amended, was made by Denny Morris, seconded by Mark Brooks and passed unanimously.

A hearing was held on an application by Michael Decker for a variance to the minimum side yard set-back and other variances, as required, to allow an addition to a single family home at 145 North Walnut Street. The property is zoned Low-Density Residential District (R2). Mr. Decker's plans are to add a new master bedroom onto the rear of the house. The existing lot is only 30 ft. wide by 180 ft. in length. The applicant is requesting that a side-yard set-back of 3.5 ft. on the north side and 11 ft. on the south side be allowed. These are the same set-backs for the currently existing structure.

The Commission then held a discussion concerning the property and Zoning Inspector Dave LaValle's report. The historic nature of this section of the Village, which created the small size of the lot, presents a hardship to Mr. Decker that makes it impossible to conform to the current set-back requirement of 20 ft.

A motion was made by Mark Brooks to grant a variance to the side-yard set-back allowing a minimum of 3.5 ft. on the north side and 11 ft. on the south side, seconded by Denny Morris and passed 4-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Absent Brooks - Yes Slifko - Yes

Zoning Inspector David LaValle had issued a written report which is attached and incorporated as part of these minutes. He gave a brief summary of the report. No violations were issued, several complaints concerning property maintenance were received and one was sent to the Village Solicitor. Mr. LaValle reported on the new construction of a tile from Heathermere through the Stan Fox property, updates on improvements to the sewage treatment plant, brush and debris cleanup, sewer force main issues and road patching. A discussion was also held on the continuing problems of trucks from Heavy Duty Trucking, a tenant in the Galena Commerce Center, traveling on Walnut Street and on the appearance of the property. Mr. LaValle will be following up with Village Solicitor Ken Molnar and George Reiss of the Galena Commerce Center on the issues.

The Clerk had nothing additional to report.

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 Jim Slifko, seconded by Denny Morris and passed unanimously. **The next scheduled meeting will be on Wednesday, August 10, 2005 at 7:00 PM.** The meeting was officially adjourned at 7:41 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