



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF JULY 12, 2006*

The Zoning and Planning Commission of the Village of Galena met on Wednesday June 14, 2006 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Jim Slifko, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Inspector David LaValle and Zoning Clerk Sally Hopper. The meeting was officially called to order at 7:10 PM.

Copies of the minutes from the last meeting of June 14, 2006 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Denny Morris and passed unanimously.

A motion to un-table the new Subdivision Code and continue the hearing on recommending adoption to Council, was made by Mark Brooks, seconded by Jim Slifko, and passed unanimously.

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A continuation of a hearing was held on a recommendation to Council on adopting the new, proposed Village of Galena Subdivision Code. Copies of the latest version of the new proposed Village Subdivision Code were distributed prior to the meeting to all the members. The new code has been prepared by Poggemeyer Design Group.

A discussion was held to discuss sections which needed revision, correction or clarification. Corrections and clarifications will be made by Mr. LaValle, working with Poggemeyer Design Group, before the matter comes before Council at their August meeting for a hearing. Some of the areas needing work were attaching a sample subdividers agreement, compliance with House Bill 118 on lot splits, the need for a technical review committee, application procedures for minor lot splits, increase trail size from 8 ft. to 10 ft. for all uses, references of other codes such as Delaware County engineering codes, impact fees, and cleaning up section numbering and assigning page numbers.

A motion was made by Jim Slifko to recommend adoption of the new proposed Village of Galena Subdivision Code of 2006 to Council, with the designated changes and revisions. The motion was seconded by Denny Morris and passed 5-0 in a roll call vote as follows:

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

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There was a brief discussion about the mechanics of adoption of the new Subdivision Code and its enactment.

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. It included an update on the Micheal Hamilton variance hearing which will be next month for construction of a garage, issues related to easements at the Estates at Blackhawk subdivision, completion of landscaping and beautification efforts at the Del-Co valve building on North Walnut Street, EPA updates, Berkshire Lakes Campgrounds updates, potential Miller family annexation along SR 3

updates and a report on a meeting with the developers on the Craig property off Vans Valley and Joe Walker Roads including the latest information on AEP's plans for the adjoining property to the north (formerly the Grover Farm).

The Clerk had nothing additional to report. There was no old business.

In new business there were discussions concerning car radio noise, Police issues involving speeding and a problem with complaints involving fireworks on North Walnut Street. There was also a discussion about registration and control of solicitors in the Village. It is not believed the "Green River Ordinance" is no longer in effect and there is no control. Mr. LaValle will follow-up with Village Solicitor Ken Molnar on the matter.

There being no further business before the Commission, a motion to adjourn the meeting was made by Denny Morris, seconded by Stan Swisher and passed unanimously. **The next scheduled meeting will be on Wednesday, August 9, 2006 at 7:00 PM.** The meeting was officially adjourned at 8:12 PM.

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Clerk

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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.

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Sally H. Hopper, Clerk