



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JULY 17, 2013

The Zoning and Planning Commission of the Village of Galena met on Wednesday July 17, 2013 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher, Mark Brooks and Mike Bragalone. Also present were Zoning Clerk Sally Hopper and Zoning Inspector David LaValle. The meeting was officially called to order at 7:03 PM.

Copies of the minutes from the meeting of June 19, 2013 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Stan Swisher, seconded by Nancy Feole and passed unanimously.

A hearing on the application of Edward Ambrose, DBA *Sambuca's Italian Greenhouse*, for a change in zoning district classification from Farm Residential (FR1) to Planned Commercial and Office District (PC) for 577 North Walnut Street, PIN numbers 41742003001000 and 41742003002000 had been continued on June 19 until this meeting.

A motion to un-table the application and reopen the hearing was made by Mark Brooks, seconded by Nancy Feole, and passed unanimously.

An email had been received from Mr. Ambrose's attorney to Village Solicitor Ken Molnar requesting an additional continuance until the August meeting to allow further time to prepare the changes requested by the Commission. The Ohio Department of Transportation had also asked that the hearing be continued to allow them to conduct further research into right-of-way related issues.

A motion to further table the application and continue the hearing until the August 21 meeting was made by Mark Brooks, seconded by Nancy Feole, and passed 5-0 in a roll call vote as follows:

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

Zoning Inspector David LaValle issued a written report which is attached and incorporated as part of these minutes. He gave a brief summary of the report.

The property at 37 High Street has a new owner as of July 3 and so a new notice of violation will be sent out. Monitoring continues at 104 and 112 Holmes Street. A notice of violation is pending on 24 Front Street to bring the property up to code or demolish it.

He has been working with the owner of 114 North Walnut to bring the property up to code. The owners requested on July 10 an additional extension until October 31, 2013 due to survey issues with the property. The survey pins were

moved during the Walnut Street construction project and this is delaying the completion of a survey that is required before the blue barn can be torn down. He recommends granting this request so that they may comply. A motion to grant an extension until October 31, 2013 for 114 North Walnut Street was made by Nancy Feole, seconded by Mike Bragalone, and passed unanimously 5-0.

Voluntary compliance work has begun at 126 North Walnut Street by the out of state owner. A violation for obstruction of public sidewalks was issued for 207 Harrison Street and compliance has not yet been obtained. The statement that compliance has been obtained is incorrect on his report. He is in consultation with the Delaware County Plumbing Inspector on a violation at 217 Harrison Street. Mr. LaValle continues to work with Coldwater Consulting as they are finishing bringing their property at 46 W. Columbus Street into compliance with their approved development plan. He had a consultation with them on June 26 in regards to public sidewalk and parking spaces.

The properties at 51 and 39 Middle Street, 134 and 142 North Walnut Street are in litigation or have been sent to the Solicitor for action. He was consulted in a survey dispute between property owners on Harrison Street. A possible encroachment defect is suspected and a report is pending the submission of a legal description of one of the properties. There is an unlicensed trailer in the right-of-way at 79 High Street and the Sherriff will be notified. He has issued several certificates of Zoning Compliance, worked on the Sambuca's zoning amendment, worked with the Village Administrator to set up a permit tracking program and taken a fence inquiry at 103 Holmes Street.

A permit was issued for a deck at 244 North Walnut Street and a final inspection is due. He has worked on sign permits for Journey Fellowship, the Delaware County Bank and Coldwater Consulting. He also did one sidewalk inspection in the Walnut Creek Subdivision.

Mr. LaValle introduced the minor subdivision request of Mr. John Harpst on North Walnut Street. He has three lots with 60 foot frontages and a fourth lot with a 50 foot frontage. Buildable areas have been calculated and review is continuing. The application was received on July 10, 2013 and is in process. These lot splits are processed by Administrative Approval and no plat is required if the lots conform to the Subdivision Regulations, applicable zoning and have less than five lots after the original tract is divided.

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 Mark Brooks, seconded by Mike Bragalone, and passed unanimously. **The next scheduled meeting will be on Wednesday, August 21, 2013 at 7:00 PM.** The meeting was officially adjourned at 7:28 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 Ordinance No. 2013-13 enacted by the Council of the Village of Galena on March 18, 2013.

Sally H. Hopper, Clerk