



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF AUGUST 11, 2004*

The Zoning and Planning Commission of the Village of Galena met on Wednesday August 11, 2004 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Betsy Hildebrand, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Clerk Sally Hopper, Zoning Inspector David LaValle and visitors Dock Ronk, Susie Kossmann, Bob Kane, David O'Neil, and JR & Sally Krinn. The meeting was officially called to order at 7:04 PM.

Copies of the minutes from the last meeting of July 9, 2004 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Betsy Hildebrand, seconded by Denny Morris and passed unanimously.

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A hearing was held on an application for an amended development plan to allow residential use of the second floor and other specified uses for 127 Holmes Street by Dock H. and Linda J. Ronk. The property is zoned Planned Industrial District (PI). Mr. Dock Ronk made a brief presentation concerning his plans to renovate the former ALCO building into commercial space downstairs and a residential apartment on the upper story. These plans had been discussed previously with the Commission during an informal discussion. It is not the preferred direction that Mr. Ronk wanted to take with the property but he has been trying, unsuccessfully, to lease the entire building as industrial space for the last three years.

JR and Sally Krinn, of 115 Holmes Street, spoke of their desire to not have the apartment unit, but would accept it because of Mr. Ronk's inability to lease the build as industrial.

The Commission then held a discussion concerning the property and reviewed Zoning Inspector Dave LaValle's report. Because the property is zoned Planned Industrial new residential uses of any kind are prohibited. Mr. Ronk was informed he would need to apply for a rezoning to Planned Commercial and Office District if he wished to proceed. He then asked the Commission to table the hearing on the development plan amendment until such time as he can submit an application for a zoning change and a hearing date can be set. A motion to continue this hearing until the rezoning hearing was made by Betsy Hildebrand, seconded by Mark Brooks and passed unanimously.

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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. Much of the report consisted of updates on progress on the various housing developments under construction. Also included were updates on storm sewer work, the revised 208 Sanitary Sewer Plan turned into the Ohio EPA and comprehensive master plan issues, the law suit with Delaware County concerning the sanitary sewer plant and the Ohio to Erie Rails to Trails plans to purchase some of the old rail bed.

The Clerk had nothing to report.

In old business an informal discussion was held with Mr. Bob Kane concerning his plans to do a lot split on his nearly 5 acre property on Harrison Street. Various means of splitting the property were discussed because of the small frontage on Harrison Street. Variances would be required but would probably be favorably received by the Commission. Ideas were discussed for ways to include the bike trail access to the Big Walnut Creek bridge connecting to the Walnut Creek development on Joe Walker Road. No solutions were agreed to. Mr. Kane will apply for a lot split hearing after obtaining the appropriate surveys

and legal descriptions.

There was no new business.

There being no further business before the Commission, a motion to adjourn the meeting was made by Stan Swisher, seconded by Mark Brooks and passed unanimously. **The next scheduled meeting will be on Wednesday, September 8, 2004 at 7:00 PM.** The meeting was officially adjourned at 8:15 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