



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF AUGUST 9, 2006*

The Zoning and Planning Commission of the Village of Galena met on Wednesday August 9, 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, Zoning Clerk Sally Hopper and visitors Mike and Pam Hamilton. The meeting was officially called to order at 7:07 PM.

Copies of the minutes from the last meeting of July 12, 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.

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A hearing was held on an application by Micheal B. Hamilton for a variance from the provisions of the Zoning Code of 1995 for minimum side yard set-back and other variances to allow construction of a garage at 211 North Walnut Street. The property is zoned Low Density Residential (R2).

Mr. Micheal Hamilton spoke on behalf of his application. He recently removed an old garage from his property. He plans to move a historical garage from another residence further north on Walnut Street and place it approximately where the previous garage was located. The new garage would require a variance from the required 20 ft. side yard set-back to 14.5 ft. along the north property line. The adjoining property is owned by the Village and is maintained as parkland. The garage would have a front set-back of only 14 ft. but this is in the character of the adjoining structures.

The Commission held a very brief discussion in which the applicant was reminded that a building permit would be required from Delaware County Code Compliance before the start of construction. There were no comments from the public. Zoning Inspector Dave LaValle reported that he saw no problems with the proposed garage construction.

A motion was made by Mark Brooks to grant the variance and allow a reduction in side yard set-back as requested. The motion was seconded by Jim Slifko 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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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 streetlights and bonds for the Estates at Blackhawk subdivision, information on a fiber optic cable being run to the administration build by the Big Walnut School District, Berkshire Lakes Campgrounds lawsuit updates, a potential annexation along SR 3 and related pre-annexation agreements, updates on the Craig property off Vans Valley and Joe Walker Roads and AEP's plans for their property on Joe Walker Road (formerly the Grover Farm).

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 Stan Swisher, seconded by Jim Slifko and passed unanimously. **The next scheduled meeting will be on Wednesday, September 12, 2006 at 7:00 PM.** The meeting was officially adjourned at 7:46 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