



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF AUGUST 8, 2007

The Zoning and Planning Commission of the Village of Galena met on Wednesday August 8, 2007 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, temporary Council Representative David Simmons, Stan Swisher and Mark Brooks. Also present were Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Linda Menerey, Dick Brahm, John Bain, Jim Lipnos, Scott Liston and Susie Kossmann. Member Denny Morris was absent. The meeting was officially called to order at 7:04 PM.

Copies of the minutes from the last meeting of July 11, 2007 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Stan Swisher and passed unanimously.

An informal discussion was held with Mr. Scott Liston who stated that he was in contract to purchase the Susie Kossmann property at 46 West Columbus Street. Some of the issues discussed included the type of commercial development planned and the parking availability problems. He plans to return at the next meeting with some rough ideas.

An informal discussion was held with Homewood Corporation concerning their plans for a development on the "Miller Farm" parcel bounded by Sunbury, Vans Valley and Trenton Roads. They were represented by Mr. John Bain and Mr. Jim Lipnos of Homewood, Ms. Linda Menerey of their engineering firm, EMH & T and attorney Dick Brahm. The parcel is currently in the process of being annexed to Galena and they intend to request a change in zoning classification from Berkshire Township Agricultural (AG) to Village of Galena Planned Residential District (PRD) to allow construction of 319 single family residences and 75 condominium units on the 197.19 acres. The density would be at the 2.0 per acre as per the pre-annexation agreement with 34.2 acres of open space.

A preliminary concept plan had previously been submitted to staff and an updated concept was presented at the meeting which addressed all of the staff comments. The Commission and audience members had a number of questions concerning phasing, type of homes, number of builders, traffic and buffering. The developers were told to pay special attention to buffering of the surrounding existing uses. Most of the other issues will be addressed in the application which is expected to be filed in time to allow a hearing to be held at the next meeting.

Zoning Inspector David LaValle had issued a written report which is attached and incorporated as part of these minutes. Several citations have been issued for property maintenance code violations. He had also notified the owner of 577 North Walnut Street that the new permanent structure being built at Sambuca's will require a conditional use permit.

Trinity Homes has taken no further action following his turning down a request for a zoning permit for a house in Phase B of the Estates at Blackhawk due to side yard set-back issues. Mr. LaValle gave updates on the subdivision projects, the status of the lawsuit against the Berkshire Lake Campground and the design of the new sanitary sewer plant. He reported that work should be starting on the ADA improvements for the 2006 CDBG handicap ramp grant project.

The Clerk had nothing additional to report.

There was no old business.

In new business there was a discussion about Council's need to appoint a new permanent representative before the next meeting. Mr. Simmons is only filling in this evening.

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 12, 2007 at 7:00 PM.** The meeting was officially adjourned at 8:17 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