



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF AUGUST 13, 2008

The Zoning and Planning Commission of the Village of Galena met on Wednesday August 13, 2008 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Stan Swisher, Mark Brooks and Mike Bragalone. Also present were Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper and visitor Rob Smith. Member Nancy Feole was absent. The meeting was officially called to order at 7:09 PM.

Copies of the minutes from the last meeting of July 9, 2008 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Mike Bragalone and passed unanimously.

A hearing was held on an application for an amended development plan to allow a change in use for an existing structure at 46 West Columbus Street by Zoar Developers, LLC.. The property is zoned Planned Commercial and Office District (PC). This application is an amendment to the plan approved at the March 2008 meeting. Mr. Rob Smith was present on behalf of the applicants but did not arrive until after the conclusion of the hearing and did not speak on the matter.

The change requested was that the existing residence may be utilized as a residence or for commercial use until it is moved or razed in accordance with the amended development plan. Commercial uses allowed will be the same as approved in the current development plan. At the time of the original application only potential residential use until demolition was requested.

After a very brief discussion, a motion to approve the amendment to the development plan for 46 West Columbus Street was made by Mark Brooks, seconded by Stan Swisher and passed 4-0, with 1 absent, in a roll call vote as follows:

Swisher - Yes Bragalone - Yes Hopper - Yes Brooks - Yes Feole - Absent

Zoning Inspector Scott Jamison had issued a written report which is attached and incorporated as part of these minutes. He gave a brief summary of the report. Two new house permits have been issued for the Walnut Creek Subdivision. Poggemeyer Design Group has assigned a new project manager for the Village's Sanitary Sewer Plant design project. The latest design is under review and funding options are being investigated. Construction is underway on the improvements to Joe Walker Road and is expected to be finished by the end of August.

Mr. Jamison reported that he had spent the last several days in EPA required training outside of the Village. In his absence Mayor Hopper had dealt with some issues surrounding the moving of the construction trailer at the Walnut Creek Subdivision by Maronda Homes. The issues involved the issuance of addresses on corner lots and have been resolved.

The Clerk had nothing additional to report.

There was no old business.

In new business, Mr. Jamison was asked to investigate the construction of brick pillars at 94 Heathermere Drive.

There being no further business before the Commission, a motion to adjourn the meeting was made by Mike Bragalone, seconded by Mark Brooks and passed unanimously. **The next scheduled meeting will be on Wednesday, September 10, 2008 at 7:00 PM.** The meeting was officially adjourned at 7:23 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