



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF AUGUST 20, 2014

The Zoning and Planning Commission of the Village of Galena met on Wednesday August 20, 2014 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 Jason Hillyer. Also present were Village Zoning Inspector David LaValle, Village Zoning Clerk Sally Hopper and visitors Thomas Bowers, Shawn Weatherhead and Darrel Gagne. The meeting was officially called to order at 7:03 PM.

Copies of the minutes from the meeting of June 18, 2014 had been distributed to all members by the Clerk. A motion to approve the minutes, changing the word “clearing” to “clearly” in the second paragraph of the hearing section, was made by Nancy Feole, seconded by Mark Brooks and passed unanimously.

Copies of the minutes from the cancelled meeting of July 16, 2014 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.

A hearing was held on the application for a variance from the provisions of the Village of Galena Zoning Code by Thomas Bowers for 369 North Walnut Street. The hearing was called to order at 7:05 PM. All witnesses were sworn in by the Mayor.

Mr. Thomas Bowers introduced himself and his son-in-law, Mr. Shawn Weatherhead, who also resides at the 369 North Walnut Street address. He explained that they wish to build a 23.5 ft. by 45 ft. garage over an existing concrete pad along the south side of the property toward the rear of the house and adjacent to an existing deck. Due to the nature of the property and the shared driveway arrangement with a neighbor on a vacated alley a variance will be needed to reduce the side yard set-back from 20 ft. to 12 ft. to allow the garage to be built.

Zoning Inspector David LaValle read his report on the application dated August 20, 2014. He stated he had denied the application for the zoning permit because it did not meet the side yard set-back and that has led to this variance hearing.

Mr. LaValle explained that concerns had been raised that the proposed garage would not meet the building separation requirements of the Village nor the fire code separation requirements of the County Building Code. After review the proposed garage is not being considered a principal structure and therefore it does meet the Village requirements. A letter has also been received from the County stating it will meet the building code fire separation requirements. He went on to describe the garage in more detail and explain that it will include an access point from the deck, through a dormer, due to elevational differences.

He went on to discuss the appearance of the garage and “vehicle swing” issues when entering and exiting the garage due to the shared nature of the drive. No vehicles are to be parked on the driveway side of the garage to avoid conflicts in movements with the neighbor’s vehicles.

There was a discussion that even though the garage would be a pole barn that it would have siding and every attempt would be made to match the existing structures. There was a discussion about adding additional pull off or parking areas along the drive between the garage and the street.

Neighbor Darrel Gagne of 355 North Walnut Street spoke about the project. She has no problems with the proposal but wanted to be sure the garage has proper gutters and drainage is directed away from her property.

The floor was opened for Commission discussion. There were a few questions and a lengthy discussion about whether to require a mutual use agreement between the two parties to the shared driveway. In the end it was decided give the owners a strong suggestion to reach a formal shared driveway agreement.

A motion to approve the application for a variance to allow a reduction in the side yard set-back from 20 ft. to 12 ft., with a strong suggestion to reach a formal shared driveway agreement, was made by Nancy Feole, seconded by Mark Brooks, and passed 5-0 in a roll call vote as follows:

Swisher – Yes Hillyer – Yes Hopper – Yes Brooks – Yes Feole – Yes

The hearing ended at 7:33 PM.

Zoning Inspector David LaValle issued a written monthly activity report which is attached and incorporated as part of these minutes. He gave a brief summary to the Commission. The Galena Commerce Center has evicted Worthington Towing and replaced them with a landscaping business. He is checking to see if that change can be administratively approved or will a new amended development plan be required. All original documents have been submitted in the Eddy Ambrose appeal with the courts on the citation against Sambuca's Italian Greenhouse. Journey Fellowship Church may need to come back to the Commission for approval of new signs.

The zoning 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 Jason Hillyer, and passed unanimously. **The next scheduled meeting will be on Wednesday, September 17, 2014 at 7:00 PM.** The meeting was officially adjourned at 7:51 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