



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF AUGUST 16, 2017

The Zoning and Planning Commission of the Village of Galena met on Wednesday August 16, 2017 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Mark Brooks, Stan Swisher, and Alison Cherubini-Hillyer. Also present were Village Zoning Inspector David LaValle, and Deputy Zoning Inspector & Code Compliance Assistant Kenneth Levi Koehler, and Zoning Clerk Suzanne Rease. Member Dave Adams was absent. Visitors included Dave Walker and Ron Hart. The meeting was officially called to order at 7:09 PM.

Copies of the minutes from the meeting on June 21, 2017 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Alison Cherubini-Hillyer, seconded by Stan Swisher, and passed unanimously.

Copies of the minutes from the cancelled meeting on June 19, 2017 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Alison Cherubini-Hillyer, seconded by Mark Brooks, and passed unanimously.

Mr. Ron Hart of 3757 North County Line Rd., Croton, Ohio 43031 addressed the commission. Mr. Hart is a partner and manager of Jacqson LLC and wanted to speak to the commission to clear up any misunderstandings, associated with their business. Mr. Hart stated that Jacqson LLC, has renovated several properties in Galena, and is working hard to increase property values in the Village. According to Mr. Hart, the business has made improvement to village properties valued at \$175,000. Jacqson LLC purchased several properties from the Carpenters, the properties had zoning violations at the time of purchase. According to Mr. Hart, he only became aware of the zoning violations on May 15, 2017 when his wife, Jennifer, was talking to Mr. Molnar. Mr. Molnar is the attorney of record for the Village and Jacqson LLC. According to Mr. Hart within a few days, he reached out to Mr. LaValle, Village Zoning Inspector, and the violations were discussed. It should be noted that Mr. Molnar has recused himself from representing the Village regarding the Jacqson LLC, and another attorney will represent the Village if necessary. Mr. LaValle agreed that currently Jacqson LLC is working to correct its zoning violations, and the deadline for all violations to be corrected is September 19, 2017.

Included in the Zoning and Planning Commission packet were documents relating to the correspondence between Mr. Hart and Mr. LaValle. The documents show the Mr. Hart and Jacqson LLC were advised of the violations and have corrected the following as of 8/16/2017.

1. 225 Harrison St. and adjacent lot – Gable trim has been installed, grading of the yard area has taken place. Area still needs seeded.
2. 233 Harrison St. - Pole barn and outbuildings must be demolished or brought up to code. Mr. Hart has submitted a plan to bring the buildings up to code. The work must be completed by September 19, 2017 or it will be turned over to a solicitor.

The Zoning Inspector's report and recommendation was read by Deputy Zoning Inspector Levi Koehler. Progress on major subdivisions is going as expected. Ross Estates has been approved by Council and rezoning and annexation have been submitted to the fiscal officer for filing. The staff has been working with Eddy Ambrose of Sambuca's Nursery and Greenhouse, at 577 North Walnut Street. A letter from his attorney was included in the packet.

Dave LaValle asked Allison Cherubini-Hillyer to address the commission concerning public sewer at the Galena United Methodist Church. Member Allison Cherubini-Hillyer is also on the finance committee for the church. The church has expressed interest in hooking up to the village sewer system. Member Allison Cherubini-Hillyer was advised that the first step would be for the church to hire an attorney and apply for annexation to the village.

Dave LaValle addressed the violations at 59 Holmes St. As of 8/16/2017 the property had been mowed. The garage building behind the house was approved as an extension of the residence, but the owner has stated that he plans to flip the residence. There is a stop work order on the residence issued by the county.

Dave LaValle, Village Zoning Inspector and Deputy Zoning Inspector & Code Compliance Assistant Kenneth Levi Koehler met with Nancy Murphy, who owns the property at 13-17 Columbus St., about a handicap ramp in front of the businesses. The ramp was installed improperly and without the railings or a landing. The issue is being handled administratively. The work is partly in the right of way.

The zoning clerk had nothing additional to report.

There was no new business to report.

There was no old business to report.

The next meeting was scheduled for Wednesday, September 20th 2017 at 7 p.m.

At 8:05 p.m. Mark Brooks made a motion to adjourn the meeting. Stan Swisher seconded motion. Motion passed unanimously. The meeting is adjourned.

Zoning Clerk

Chairman

CERTIFICATION

I, Suzanne Rease, Acting 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 Resolution No. 2015-18 enacted by the Council of the Village of Galena on November 23, 2015.

Suzanne Rease, Zoning Clerk