



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 8, 2004

The Zoning and Planning Commission of the Village of Galena met on Wednesday September 8, 2004 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Betsy Hildebrand, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Clerk Sally Hopper (arrived 7:31), Zoning Inspector David LaValle and visitors Dock Ronk and Linda Ronk. The meeting was officially called to order at 7:07 PM.

Copies of the minutes from the last meeting of August 11, 2004 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Betsy Hildebrand, seconded by Mark Brooks and passed unanimously.

A hearing was held on an application for a change in zoning classification for 127 Holmes Street by Dock H. and Linda J. Ronk. The property is zoned Planned Industrial District (PI) and a change to Planned Commercial and Office District (PC) is requested. This change is needed because of the owners', Dock and Linda Ronk, plans to renovate the former ALCO building into commercial space downstairs and a residential apartment on the upper story. These plans had been discussed previously during last month's development plan hearing. The residential use is prohibited in an Planned Industrial (PI) district but would be allowed under the Planned Commercial (PC) zoning district. Zoning Inspector Dave LaValle summarized his report about the rezoning request stating that the current zoning does not meet the applicants needs. He recommended that the change be approved conditioned with the applicant meeting all requirements to be discussed in the development plan approval hearing to follow this one.

A motion was made by Denny Morris to recommend to Council approval of the change in zoning district from Planned Industrial (PI) to Planned Commercial and Office District (PC) for 127 Holmes St. subject to the conditions shown above, seconded by Betsy Hildebrand and passed 5-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Yes Hildebrand - Yes

The hearing before Council will be held October 25, 2004.

A continuation of a hearing was held on an application for an amended development plan to allow residential use of the second floor and other specified uses for 127 Holmes Street by Dock H. and Linda J. Ronk. The property is zoned Planned Industrial District (PI) but has been recommended by the Commission to be changed to Planned Commercial and Office District (PC) in the hearing just concluded.

A motion to take the matter off the table and continue the hearing from last month was made by Betsy Hildebrand, seconded by Stan Swisher and passed unanimously.

Mayor Hopper introduced the hearing by stating that the Commission can only approve the application conditional to the change in zoning classification on the property being approved by Council at their hearing on the matter.

Mr. LaValle summarized his report in which he stated that additional information was needed concerning trash containment.

There may be enough now for the residential use but it may need to be altered in the future depending on commercial occupants. That can be addressed at the time those occupants uses would need to be approved by the Commission. Clarifications were made on signs, lighting, landscaping and parking. The Commission will be approving parking based on Exhibit 3, not earlier versions they may have seen. It was pointed out that while approval tonight allows residential use of the upstairs, no use of the downstairs is being approved except for storage by the owners.

A motion was made by Mark Brooks to conditional approve the application for an amended development plan for 127 Holmes St., subject to a change in zoning classification to Planned Commercial and Office District (PC) by Council and conditions stated above, seconded by Stan Swisher and passed 5-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Yes Hildebrand – Yes

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. He updated the Commission on progress on the various housing developments under construction, storm sewer concerns, the revised 208 Sanitary Sewer Plan turned into the Ohio EPA, the law suit with Delaware County concerning the sanitary sewer plant and the Ohio to Erie Rails to Trails purchase of the old rail bed at the Galena Commerce Center.

The Clerk had nothing to report.

In old business it was pointed out that Heavy Duty Trucking is still running trucks down Walnut Street in violation of weight limits. This is primarily happening on weekends. Mr. LaValle will look into it.

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 Denny Morris and passed unanimously. **The next scheduled meeting will be on Wednesday, October 13, 2004 at 7:00 PM.** The meeting was officially adjourned at 8:04 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