



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 13, 2006

The Zoning and Planning Commission of the Village of Galena met on Wednesday September 13, 2006 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Jim Slifko, Denny Morris, Stan Swisher and Mark Brooks. Also present were Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Kevin & Tracey Koehler. The meeting was officially called to order at 7:05 PM.

Copies of the minutes from the last meeting of August 9, 2006 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Jim Slifko, seconded by Mark Brooks and passed unanimously.

A hearing was held on an application by Kevin & Tracey Koehler for a variance from the provisions of the Zoning Code of 1995 for minimum side yard set-back and other variances to allow an addition to an existing single family residence and construction of a garage at 56 High Street. The property is zoned Low Density Residential (R2).

Mr. Kevin Koehler spoke on behalf of his application. He plans to construct a 7 ft. x 16 ft. addition to the southwest corner of the house as well as a 6 ft. x 18 ft. front porch. The porch will be 56 ft. from the center line of the street so it will be in compliance. The addition and a new 24 ft. x 40 ft. garage in the back yard would require a variance from the required 20 ft. side yard set-back to 12.5 ft. along the property lines.

The Commission held a brief discussion on the application. Zoning Inspector David LaValle stated that he felt this was a reasonable request and recommended approval. There were no comments from the public.

A motion was made by Denny Morris to grant the variance and allow a reduction in side yard set-back as requested. The motion was seconded by Stan Swisher and passed 5-0 in a roll call vote as follows:

Swisher - Yes Morris - Yes Hopper - Yes Brooks - Yes Slifko - 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. It included an update on lift station easements and bonds for the Estates at Blackhawk subdivision, Berkshire Lakes Campgrounds lawsuit updates, passage by Council of a pre-annexation agreement, updates on Del-Co plans to fence in the water tower in Miller Park, AEP's plans for their property on Joe Walker Road (formerly the Grover Farm), burial of debris, landscaping and mounding in the Heathermere Subdivision and progress on design of the new sanitary sewer plant.

The 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 Jim Slifko, seconded by Mark Brooks and passed unanimously. **The next scheduled meeting will be on Wednesday, October 11, 2006 at 7:00 PM.** The meeting was officially adjourned at 7:47 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