



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 10, 2008

The Zoning and Planning Commission of the Village of Galena met on Wednesday September 10, 2008 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher and Mike Bragalone. Also present were Zoning Inspector Scott Jamison, Zoning Clerk Sally Hopper and visitors Dave & Melinda Simmons with their contractor, Violet Carpenter and Wilbur Van Houton. Member Mark Brooks was absent. The meeting was officially called to order at 7:06 PM.

Copies of the minutes from the last meeting of August 13, 2008 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Stan Swisher, seconded by Mike Bragalone and passed with three positive votes and one abstention by member Nancy Feole.

A hearing was held on an application for a variance to minimum side yard set-back and other variances as required to allow an addition to a single family residence at 127 North Walnut Street by David and Melinda Simmons. The property is zoned Low Density Residential (R2). Mr. David Simmons spoke on behalf of the applicants.

The applicants wish to add an approximately 12 ft. by 6 ft. addition on the south side of the 1911 kitchen addition which is attached to their 1837 house. The addition would be 8 foot from the property line instead of the required 20 feet. The addition would fill a "notch" in the existing south wall and the new wall would be in line with the remainder of that wall. There would be no protrusion closer to the property line than the current main house. The addition would be built to be architecturally compatible with the existing historical house.

Mr. Wilbur Van Houton, spoke on behalf of Mrs. Violet Carpenter, owner of 119 North Walnut Street, the neighboring house to the south. He expressed concerns about drainage lines and pipes which had been run across the 119 property in the past. He and Mrs. Carpenter were assured by Mr. Simmons that the drainage would be tied into lines which run to the west and will not affect the 119 property.

Zoning Inspector Scott Jamison reported that he had received no objection to the application. His review found that the proposed addition is in the historical context of the area and does not cause harm to adjoining property since it will be the same set-back as the existing main house. Due to the small size of the historical lot the applicant would suffer from an undue hardship if the variance is not granted.

After a brief discussion, a motion to approve the variance for a reduction in side yard set-back to 8 feet from the required 20 feet for 127 North Walnut Street was made by Mike Bragalone, seconded by Nancy Feole and passed 4-0, with 1 absent, in a roll call vote as follows:

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

A hearing was held on an application for a variance to minimum side yard and rear yard set-backs and other variances as required to allow placement of an accessory building at 38 Holmes Street by Mary Brooks. The

property is zoned Low Density Residential (R2). There was no one present to speak on behalf of the applicant.

The applicant wishes to add an approximately 10 ft. by 14 ft. accessory storage building in the northwest corner of her property. The drawings submitted show a requested 6 ft rear yard set-back which would be a reduction from the required 15 feet. No side yard set back was shown on the drawings. When contacted by phone Ms. Brooks told Zoning Inspector Scott Jamison that a 2 foot side yard set back was being requested. This would be a reduction from the required 20 feet. The building would not be on a permanent foundation and would be built of wooden materials.

Zoning Inspector Scott Jamison reported that he had received no objection to the application. His review found that the proposed placement of the accessory building does not cause harm to adjoining properties.

After a brief discussion by the Commission it was suggested that there seemed to be no overriding reason to allow the side yard set back to be reduced below the Village minimum 12.5 feet. A motion was then made by Nancy Feole to approve the variance for a reduction in side yard set-back to 12.5 feet from the required 20 feet and to reduce the rear yard set-back to 6 feet for the described 10 ft. x 14 ft. storage building, not on a permanent foundation, for 38 Holmes Street, 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 - Absent Feole - Yes

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 houses are under construction in the Walnut Creek Subdivision. He had met, along with the Mayor and Bob Jablonski of Poggemeyer Design Group with a representative of Congressman Pat Tiberi's office to discuss funding options for the construction of the new Village's Sanitary Sewer Plant. Construction is about 90% complete on the improvements to Joe Walker Road. He updated the Commission on the status of the health department hearings to allow on lot treatment systems at the proposed Sage Creek Section 5 subdivision on Sunbury Road instead of requiring connection to the Village sanitary sewer system.

The Commission held a discussion about a proposed subdivision at 415 North Walnut Street. They asked Mr. Jamison to research out the relative costs of building a CAD or one of several types of public streets to serve the development. They expressed their desire to hold the density of the project as low as possible.

The Clerk had nothing additional to report.

In old business, Mr. Jamison reported that the brick pillars at 94 Heathermere Drive were decorative and were for railings. There was no new business.

There being no further business before the Commission, a motion to adjourn the meeting was made by Nancy Feole, seconded by Stan Swisher and passed unanimously. **The next scheduled meeting will be on Wednesday, October 8, 2008 at 7:00 PM.** The meeting was officially adjourned at 8:12 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