



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE SPECIAL MEETING OF SEPTEMBER 5, 2013

The Zoning and Planning Commission of the Village of Galena met in special session on Thursday September 5, 2013 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher and Mark Brooks. Member Mike Bragalone was absent. Also present were Village Solicitor Ken Molnar, Zoning Clerk Sally Hopper, Zoning Inspector David LaValle and visitors Eddy Ambrose, D.J. Young, Judy Reida, George Hess, Connie Fitzpatrick, Benjamin Noblet, Carol Calkins, Marian Went and Steve Weis. The meeting was officially called to order at 7:13 PM.

Solicitor Ken Molnar advised the Commission on procedure. A hearing on the application of Edward Ambrose, DBA *Sambuca's Italian Greenhouse*, for a change in zoning district classification from Farm Residential (FR1) to Planned Commercial and Office District (PC) for 577 North Walnut Street had been concluded at the last meeting on August 21. A set of modifications and additional conditions that must be applied to the application had been developed by the Commission after the hearing was closed. A decision was put off until this meeting so that Mr. Molnar could draft the conditions for the Commission's study.

The Commission engaged in a discussion of the *Proceedings, Findings and Decision* as prepared by Mr. Molnar. During this discussion the Commission decided to modify the conditions to allow the applicant ninety (90) days to obtain approvals from the Ohio Department of Transportation (ODOT), regarding right-of-way related issues, and the State of Ohio Building Department and fire department regarding the conversion of the house into a commercial store.

A motion to recommend to Village Council approval of the application of Edward Ambrose, DBA *Sambuca's Italian Greenhouse*, for a change in zoning district classification from Farm Residential (FR1) to Planned Commercial and Office District (PC) for 577 North Walnut Street subject to the terms and conditions shown on the modified *Proceedings, Findings and Decision*, which is attached and incorporated as part of these minutes, was made by Stan Swisher, seconded by Mark Brooks, and passed 4-0, with 1 absent, in a roll call vote as follows:

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

Mayor Hopper made a statement that this entire effort was not an attempt to shut down Sambuca's. Many things have been said in regards to this process that were incorrect and cast dispersions on the members of the Commission and the Village. This hearing process was in fact an effort to bring Sambuca's into compliance so that it could remain open. The Commission echoed Mayor Hopper's statements.

The Commission decided, in light of no new business, to cancel the scheduled meeting on September 18, 2013. There being no further business before the Commission, a motion to adjourn the meeting was made by Mark Brooks, seconded by Nancy Feole, and passed unanimously. **The next scheduled meeting will be on Wednesday, October 16, 2013 at 7:00 PM.** The meeting was officially adjourned at 7:50 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