



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 17, 2014

The Zoning and Planning Commission of the Village of Galena met on Wednesday September 17, 2014 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 Jason Hillyer. Commission member Mark Brooks and Village Zoning Inspector David LaValle were absent. Deputy Zoning Inspector and Village Administrator Jeanna Burrell was present acting in place of Mr. LaValle. Also present were Village Zoning Clerk Sally Hopper and visitors David O'Neil and Larry Edwards. The meeting was officially called to order at 7:03 PM.

Copies of the minutes from the meeting of August 20, 2014 had been distributed to all members by the Clerk. A motion to approve the minutes, with two revisions in the fourth paragraph of the hearing section on Page 1, was made by Nancy Feole, seconded by Stan Swisher and passed unanimously.

Deputy Zoning Inspector Jeanna Burrell issued a written monthly activity report which is attached and incorporated as part of these minutes. She gave a brief summary to the Commission.

She reported on 24 Front Street. The house had been cited as a substandard, vacant dwelling with the need for demolition or being brought up to code. She reported little rehabilitation has been observed. An extension for completing compliance until today had been previously passed by the Commission.

The owner, Mr. Larry Edwards, was present and spoke to the Commission. He explained his busy schedule and how he had been unable to obtain a suitable ladder until today. He would like to eventually give the house to his middle son and would like it to be occupied. He requested an additional extension of 30 days.

Mayor Hopper stated that he was not opposed to the extension but this property had been in and out of compliance for years and needed to be brought into compliance once and for all. Mr. Edwards had already received a 90 day extension and waited to obtain a ladder till the very end. He stated that he felt no further extensions should be granted after this one. The Commission agreed. A motion to grant a 30 day extension for compliance at 24 Front Street was made by Tom Hopper, seconded by Stan Swisher, and passed unanimously.

A discussion was also held concerning the citation at 217 Harrison Street. The owner has requested an extension due to scheduling difficulties with contractors. A motion to grant a 30 day extension for compliance at 217 Harrison Street was made by Nancy Feole, seconded by Jason Hillyer, and passed unanimously.

Ms. Burrell reported on compliance issues at several other properties including continuing development plan changes at the Galena Commerce Center at 72 Holmes Street, the addition of a deli at Sambuca's at 577 North Walnut Street, deck permit compliance at 162 North Walnut Street, sign permits progress at Journey Fellowship Church at 70 North Walnut Street, lack of progress on the citation at 51 Middle Street, compliance achieved at 311 North Walnut Street, citation compliance extension granted at 45 South Walnut until Thanksgiving due to material supply issues and the unpermitted pool at 38 Holmes Street was removed. She also gave a report on flood plain administration issues.

There was a discussion about the possibility of changing from the State of Ohio to Delaware County for commercial building permit administration and inspections. At Stan Swisher's suggestion the discussion was postponed until Mr. LaValle returns.

There was a discussion about the Greater Galena Civic Association's (GGCA) request to continue the five banners placed on American Electric Power (AEP) poles around the vicinity of the Village Square. These banners sites had recently been permitted by the GGCA with AEP for a year and were used for Summerfest banners in August. The request received a favorable recommendation by Ms. Burrell.

A motion to recommend to Council allowing the GGCA to post 2 ft. by 4 ft. banners, with no more than 25% of their area to be used to identify sponsorship, on the five poles around the Village Square, for a length of time to correspond to the length of the permit to allow such banners from AEP, with administrative approval of content by staff and responsibility for maintenance in good condition by the GGCA was made by Nancy Feole, seconded by Stan Swisher, and passed unanimously.

The zoning clerk had nothing additional to report. There was a discussion about the next meeting. Several members will be unable to attend on the scheduled date of October 15th. The Commission therefore decided to move the next meeting to October 21.

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 Jason Hillyer, seconded by Stan Swisher, and passed unanimously. **The next scheduled meeting will be on Tuesday, October 21, 2014 at 7:00 PM.** The meeting was officially adjourned at 7:45 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