



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF SEPTEMBER 16, 2015

The Zoning and Planning Commission of the Village of Galena met on Wednesday September 16, 2015 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Stan Swisher, Mark Brooks and Jason Hillyer. Also present were Village Zoning Clerk Sally Hopper, Village Zoning Inspector David LaValle, Code Compliance Assistant Levi Koehler and visitor David O'Neil. The meeting was officially called to order at 7:02 PM.

Copies of the minutes from the meeting of July 15, 2015 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Stan Swisher and passed unanimously.

Copies of the minutes from the cancelled meeting of August 19, 2015 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Nancy Feole, seconded by Jason Hillyer and passed unanimously.

Zoning Inspector David LaValle presented, for a recommendation from the Commission, Village Council Ordinance 2015-09. It grants a three year extension, until December of 2018, to the development plan approval for the Miller Farm development at Sunbury and Vans Valley Roads to Homewood Corp./Trinity Homes. After a discussion a motion to recommend approval of the extension to Council was made by Mark Brooks, seconded by Jason Hillyer and passed unanimously.

Mr. LaValle also presented a draft of the development process handout for potential developers for the Commission's comment. They were given a copy to take home for further study. He also updated the Commission on the progress on revisions to the subdivision code and the additional materials he proposes to add to it.

Mr. LaValle then presented his and Code Compliance Assistant Levi Koehler's written monthly activity report which is attached and incorporated as part of these minutes. He gave a summary to the Commission.

The appeal by Eddy Ambrose of violations at Sambuca's Nursery and Greenhouse, 577 North Walnut Street, was denied, except for one issue, by the 5th District Ohio Court of Appeals. He has recommended that the Village pursue an injunction to force Mr. Ambrose to comply with the ruling. There has been some progress on the violations at 51 Middle Street. Mr. LaValle met with the owner on September 9 and the owner may pursue a commercial development of the property but is undecided at this time.

A violation is pending on 59 Holmes Street for high weeds. Compliance has been obtained at 369 North Walnut St. in regards to accessory building siding. At 103 and 95 Holmes Street the unlicensed vehicles have been removed and brought into compliance. 24 Front Street has been sold and demolition is expected. Weekly inspections continue at the Galena Commerce Center at 72 Holmes Street to follow corrective actions.

Exterior property maintenance violations continue with no observable progress at 162 North Walnut St. and 233

Harrison St. with no extensions requested. They will be referred to the solicitor. Violations have been remedied at 360 Quinn Street. Mr. LaValle has granted extensions, pending Commission approval, until November 1st for 112 and 104 Holmes Street, 66 High Street and 99 North Walnut Street.

A motion to approve the extensions to November 1, 2015 as recommended by Mr. LaValle was made by Mark Brooks, seconded by Jason Hillyer and passed unanimously.

A complaint was received about a noisy exhaust fan at the Galena Diner and an investigation is underway and continuing. An inspection is ongoing of a complaint alleging deteriorated and unsafe housing conditions at 203 North Walnut Street. Alleged unsafe conditions inside the building have been referred to the Delaware County General Health District for inspection. An inspection concerning un-mowed grass at 196 North Walnut St. found the grass had been mowed.

The trial period continues until the end of the year for the acoustical music on the deck of the Mudflats Bar and Grill with no verified complaints received. An investigation continues into a fence and overhanging tree limbs issue along a private property line on Holmes and Quinn Streets. A complaint of a sewer odor at 134 North Walnut was turned over to the Board of Health for investigation. They have visited the property and no sewage or odor problems were observed. They will continue checking.

One new home build permit and one new deck permit were issued for the Estates at Blackhawk subdivision. The transfer is complete for the change from State of Ohio to Delaware County code enforcement for commercial structures. The Subdivision Code review and file updates continues.

The zoning clerk had nothing additional to report.

There was no old business.

There was no new business.

There were discussions held about possible future developments, the condition of streets in subdivisions and the proposed intersection improvements at Walnut Street at SR 3 and also at Plum Road and SR 3.

There being no further business before the Commission, a motion to adjourn the meeting was made by Jason Hillyer, seconded by Mark Brooks, and passed unanimously. **The next scheduled meeting will be on Wednesday, October 21, 2015 at 7:00 PM.** The meeting was officially adjourned at 7:47 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