



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 12, 2005

The Zoning and Planning Commission of the Village of Galena met on Wednesday October 12, 2005 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 Richard N. Helwig, Clayton H. Maurice, Helen Stone and Grace Piper. The meeting was officially called to order at 7:06 PM.

Copies of the minutes from the last meeting of September 14, 2005 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Jim Slifko, seconded by Denny Morris and passed unanimously.

A hearing was held on an application by The Galena United Methodist Church for a variance from the provisions of the Zoning Code of 1995 for required side yard set-back, lot frontage, minimum lot area and front yard set-back to allow separation and sale of the former "parsonage" house and lot. The property is zoned Low Density Residential (R2). Real estate listing agent Richard N. Helwig and board member Clayton H. Maurice spoke for the applicants.

The church is moving to a new location outside Galena and the parsonage, which has not been used for housing the pastor for some time, is no longer needed. The plan is to sell the house to raise funds for the move. This application would allow the home to be split from the larger collection of lots containing both the church and the home. The proposed split contains some of the original lot that the house sits on, plus the addition of a triangular piece from another lot behind. The Commission then held a discussion concerning the property and Zoning Inspector Dave LaValle reported on his findings.

Mr. LaValle reported that since the house is existing the front set-back can be excepted if no modifications to the front of the home are planned. The applicants stated none were planned at this time. The comparison of requirements and as shown in the application is summarized in the following table.

	<u>As Shown</u>	<u>As Required</u>
Minimum Frontage	63.47 ft.	100 ft.
Minimum Lot Area	13,678 SF	20,000 SF
Setbacks		
Front	15 ft +/-	130 ft.
Right Side	20.1 ft	20 ft.
Left Side	15 ft	20 ft.
Rear	155 ft	65 ft

There was one question from neighbor Grace Piper about a clarification on the rear lot area. There were no other comments from neighbors.

A motion was made by Mark Brooks to grant the variances as shown on the table above and to allow the lot split.

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 did not issue a written report this month but did give the Commission a verbal summary of the month's activities. Mr. LaValle reported on permits issued in The Estates at Blackhawk as well as problems concerning erosion along Dustin Road and the sanitary sewer force main along the cemetery. The weeds have been cut in the Heathermere detention pond, the Fox property has been seeded and graded, finish issues with Heathermere such as erosion areas, trees, mounding, streetlights and curb damage are being looked at. The developer of Walnut Creek is attempting to get the property owners along Joe Walker Road to annex the portion of their properties in the road right-of-way so that the Village can lower the speed limit and have the road rebuilt. Mr. LaValle has also been meeting with realtors concerning the Jeremy Miller property along SR 3 and property owners west of SR 3 concerning possible annexation to the Village. He also updated the Commission on the Karn annexation and raised the issue of a mailbox replacement policy.

The Clerk had nothing additional to report.

In old business there was a discussion concerning the "graffiti house" on Harrison Street, the cemetery and Del-Co Water hydrant flushing.

There was no new business.

There being no further business before the Commission, a motion to adjourn the meeting was made by Mark Brooks, seconded by Jim Slifko and passed unanimously. **The next scheduled meeting will be on Wednesday, November 9, 2005 at 7:00 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