



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 16, 2013

The Zoning and Planning Commission of the Village of Galena met on Wednesday October 16, 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 Zoning Clerk Sally Hopper, Zoning Inspector David LaValle and visitors Chad Kettlewell, Karen Robenalt, Howard Feole and Jim Groezinger. The meeting was officially called to order at 7:05 PM.

Copies of the minutes from the meeting of August 21, 2013 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Nancy Feole, seconded by Mark Brooks and passed unanimously.

Copies of the minutes from the special meeting of September 5, 2013 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Nancy Feole, seconded by Stan Swisher and passed unanimously.

Copies of the minutes from the cancelled meeting of September 18, 2013 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.

A hearing was held on the application of Arrowhead Lakes Golf Inc., for an amended development plan to allow an addition to an existing building in a planned commercial and office district (PC) for 580 North Walnut Street.

Mr. Jim Groezinger, President of Arrowhead Lakes Golf Inc., made a presentation regarding the plans to add a 24 ft. by 24 ft. addition to the existing clubhouse building. The addition will have cedar siding and be painted gray. It will be used for storage, machine work and golf cart repairs.

There were no audience comments. Village Zoning Inspector Dave LaValle gave a brief report on the application and furnished additional photos. He recommended the application. The Commission had a very brief discussion calling the application very straight forward.

A motion to approve the application for an amended development plan to allow an addition to an existing building was made by Nancy Feole, seconded by Stan Swisher, and passed 4-0, with one absent, in a roll call vote as follows:

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

The hearing was officially closed at 7:12 PM.

Mr. Chad Kettlewell, representing Kingfisher Cape LLC, the owners of the Coldwater Consulting offices at 46 W. Columbus Street addressed the Commission regarding parking along West Street. He explained that the deadline was approaching for the construction of parking on the east side of West Street along their building. These five spots of public parking were required as part of the development plan approval for their property and the development plan for the Zoar Developers LLC property adjacent to it on the corner of Middle and Columbus Streets. He explained that the spots are not currently needed by Coldwater Consulting and with construction by Zoar Developers not planned any time soon there is no need for the additional parking at this time. They are working on plans to share parking with Fountain Insurance behind their buildings. They would like to have the requirement to construct these parking spots eliminated or at least delayed.

The Commission held a discussion with Mr. Kettlewell in which it was explained that these spots were to be the primary additional public parking contribution for the Zoar Developers site. The parking was agreed to by Kingfisher Cape as part of the split of the property at the time of the most recent development plan approval. Elimination of the parking requirement would not be possible because of the adverse impact on the Zoar Developers property. Since construction of the Zoar project has been delayed they did feel a delay in the timing of the parking would be appropriate.

A motion to grant an extension for the requirement for the additional parking along West Street, until the Zoar Developers project is constructed or until growth of Coldwater Consulting may require additional parking, was made by Mark Brooks, seconded by Stan Swisher, and passed unanimously 4-0 with one absent.

Zoning Inspector David LaValle issued a written report which is attached and incorporated as part of these minutes. He summarized the report including commenting on the planned submission of a development plan amendment for the former Village Municipal Building at 9 West Columbus Street.

There was no old business.

There was no new business.

After having left earlier, Mr. Chad Kettlewell returned and had the Commission clarify that construction of the additional parking would not have to take place as soon as Zoar Developers announced work but could be constructed so that it was available when needed at completion.

There being no further business before the Commission, a motion to adjourn the meeting was made by Mark Brooks, seconded by Stan Swisher, and passed unanimously. **The next scheduled meeting will be on Wednesday, November 20, 2013 at 7:00 PM.** The meeting was officially adjourned at 7:34 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