



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 9, 2005

The Zoning and Planning Commission of the Village of Galena met on Wednesday November 9, 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 and Zoning Clerk Sally Hopper. The meeting was officially called to order at 7:09 PM.

Copies of the minutes from the last meeting of October 12, 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 Mark Brooks and passed unanimously.

Zoning Inspector David LaValle reported that he had approved a 2 ft. by 3 ft. sign for Facemeyer Excavating to be placed on the "old cafeteria building", which they are using as their offices, at the Galena Commerce Center. Such a sign is allowed without a permit. He was also investigating what can be done about the sump pump flows coming out of 311 North Walnut Street and into the street, causing muddy or icy unsafe conditions. The neighbors have been complaining. He has asked the new owners of 530 North Walnut St. to place house numbers on the house.

Mr. LaValle also gave a report on the new policy of Delaware County Preservation Parks concerning parks grants. No grants will be given to communities that adopt tax incremental financing districts (TIFS) because this prevents Preservation Parks from collecting taxes from the affected area and is therefore, in effect, a grant against future revenue. He also reported that Rich Conte, development agent for Maronda Homes, has reported that all the property owners have agreed to annex the Joe Walker Rd. right-of-way which will allow road improvements to be made. An annexation request by Larry Mullins for 43 acres on Alexander Rd. and SR 3 is also anticipated to be filed before the end of the month.

Final inspection of the Walnut Creek lift station was held and it has been approved by the County Sanitary Engineer. Maronda is authorized to begin hooking up homes in the development. There is a problem with a culvert in the Estates at Blackhawk which is holding up completion of the new phase of Hawking Drive. The Village is still working with the County Engineer's office to repair erosion issues with a catch basin along Dustin Road just east of Hawking Drive on the Hurr property. There was a brief discussion of some general development related issues.

The Clerk had nothing additional to report.

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 Stan Swisher, seconded by Denny Morris and passed unanimously. **The next scheduled meeting will be on Wednesday, December 14, 2005 at 7:00 PM.** The meeting was officially adjourned at 7:38 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