



## **Village of Galena ZONING AND PLANNING COMMISSION**

### ***MINUTES OF THE MEETING OF NOVEMBER 18, 2015***

The Zoning and Planning Commission of the Village of Galena met on Wednesday November 18, 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 visitors Jim Lipnos and Howard Feole. The meeting was officially called to order at 7:11 PM.

Copies of the minutes from the meeting of September 16, 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 Mark Brooks and passed unanimously.

Copies of the minutes from the cancelled meeting of October 21, 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 Jason Hillyer and passed unanimously.

The Commission heard an update on the "Miller Farm" development at Sunbury and Vans Valley Roads from Homewood Corporation President, Mr. Jim Lipnos. He believes sewer line easements will be finalized by the end of the year. Del-Co Water has informed them that a new water tower must be constructed before construction of homes in the development can occur. While a suitable location has been determined, the tower cannot be completed by Del-Co in time for the preferred 2016 construction season. This means that the proposed start of development will be timed for 2017. Because of the delay they are moving up the start of the fourth phase at the Estates at Blackhawk to 2016.

Some changes in the development plans at Miller Farm are anticipated. A community club house and pool are now planned for the center of the development. Mr. Lipnos shared some preliminary plans and drawings of the building and facilities. He discussed proposed operational details. There will also be some changes in road and lot configurations. The number of lots and the density will not change. As the changes are firmed up he will keep the Commission updated and if necessary will apply for an amended development plan.

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.

At Sambuca's Nursery and Greenhouse, 577 North Walnut Street, the white cross has been moved back to the fence line. No other progress noted. Mr. LaValle received a call from an architect concerning 51 Middle Street and the possibility of some kind of combination of residential and commercial development on the site. Mr. Thomas Watt, the new owner of 24 Front Street, has submitted an informal development plan for his proposed new house. It was available for review of the Commission. A formal request for the required development plan approval is expected for the January meeting.

The high weeds at 59 Holmes Street have been cut back. The Commission discussed the noisy exhaust fan at the Galena Diner and what options are available to remedy the situation. Weekly inspections continue at the Galena

Commerce Center at 72 Holmes Street to follow corrective actions. Conditions remain as previously reported.

Exterior property maintenance violations continue with some observable progress at 162 North Walnut St. and 233 Harrison Street with no extensions requested. The Commission discussed the other open violations at 112 and 104 Holmes Street, 66 High Street and 99 North Walnut Street. Progress is being made on all the properties and in light of the upcoming winter the need for extensions was favorably received.

A motion to approve extensions for 112 and 104 Holmes Street, 66 High Street and 99 North Walnut Street to June 30, 2016 as recommended by Mr. LaValle was made by Nancy Feole, seconded by Mark Brooks and passed unanimously.

A discussion was held regarding development issues on the Harpst lots at 425 North Walnut Street. The sale of one lot may close by Christmas. One new home build permit and one new deck permit were issued for the Estates at Blackhawk subdivision.

The zoning 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 Mark Brooks, seconded by Stan Swisher, and passed unanimously. **The next scheduled meeting will be on Wednesday, December 16, 2015 at 7:00 PM.** The meeting was officially adjourned at 8:11 PM.

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Clerk

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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 Resolution No. 2015-18 enacted by the Council of the Village of Galena on November 23, 2015.

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Sally H. Hopper, Clerk