



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF DECEMBER 12, 2007*

The Zoning and Planning Commission of the Village of Galena met on Wednesday December 12, 2007 in the Council Chambers of the Municipal Building at 9 West Columbus Street, Galena, Ohio. Present were members; President Tom Hopper, Nancy Feole, Denny Morris and Stan Swisher. Also present were Zoning Inspector David LaValle, Zoning Clerk Sally Hopper and visitors Scott Liston, Rob Smith, Scott Watson, Kathy Fountain, Kay Francis Miesse, Zachary Hopper and reporter Mark Major of This Week in Big Walnut. Member Mark Brooks was absent. The meeting was officially called to order at 7:07 PM.

Copies of the minutes from the last meeting of November 14, 2007 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Denny Morris, seconded by Stan Swisher and passed unanimously.

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A hearing was held on an application for an amended development plan to allow a change in use and construction of additional commercial use buildings at 46 West Columbus Street by Zoar Developers, LLC.. The property is zoning Planned Commercial and Office District (PC). Mr. Scott Liston spoke on behalf of the application. He introduced his partner, Mr. Rob Smith and his architect, Mr. Scott Watson.

Mr. Liston explained that his group had recently purchased the house at 46 West Columbus, the old telephone switching building and the empty lot on the corner of Middle and Columbus Street from Susie Kossman. They wish to change the former residence into a pizza and wings shop by removing the rear of the existing structure, adding a drive-through window and remodeling the interior into approximately 12-15 restaurant type seats. They would be trying to obtain a carry-out liquor license for this business if any are available.

They also wish to construct a new 2200 square foot building on the corner lot which would be built with a multiple storefront look and architecture to compliment the current buildings around the Square. Concept drawings were shown. This new structure would require removal of the old telephone building and would be designed to include two 1100 square foot commercial spaces or could be configured to be one larger and two smaller spaces. There are no proposed tenants for this building at this time.

Parking would be provided in the rear of the buildings and diagonal parking would be constructed along the east side of West Street. The drive-through would enter off of West Columbus with the loss of two parking spaces. The applicants have had positive, initial talks with the City of Columbus about adding parking for the square on Columbus property on the southeast corner of Columbus and Front Streets.

Zoning Inspector David LaValle gave his report on the application. He reported he had reviewed the application and written a letter, dated November 26, requesting additional information. He received some of the information today including a survey, legal description and a modified plot plan. He has not had sufficient time to review all facets of the new information. Additional submittals will need to be provided for lighting, hours of operation, landscaping, parking, architectural standards, traffic patterns, conflicts with power lines, etc.

Mr. Ken Molnar, speaking for the owner of the law office at 21 Middle Street, asked for clarifications of items such as parking, access from Columbus Street, hours of operation, the liquor license for off premises

consumption, seating and screening. He stated that his neighbor, Fountain Insurance, was the one most affected.

Mrs. Kay Francis Miesse of 10 West Street spoke about her concerns regarding possible parking infringement on her property and trash management issues to allow for adequate nuisance animal control.

Mrs. Kathy Fountain spoke on behalf of the adjoining business on Middle Street, Fountain Insurance. She stated concerns regarding the traffic generated, the need for screening along the property line, fire prevention with the close building separation, parking issues and traffic flows. She also wanted a solution for the problem of delivery trucks blocking the front of their offices. This is already a problem with the current restaurants.

Mr. Scott Watson, Zoar Developers' architect, spoke as to the exterior material and their impact on building and fire code issues related to the adjoining structures.

Member Nancy Feole raised concerns regarding the possible change of West Street to one-way and the challenges raised in finding additional parking on the Square. She also spoke about screening of the parking area from the Fountain Insurance property and possible materials for the privacy fence.

President Tom Hopper raised the issue of just where is the pavement on West Street in regards to the right-of-way and how will that impact the proposed diagonal parking spaces. The new spaces cannot stick out too far into the traffic lanes of an already narrow street.

Member Denny Morris suggested the possibility of setting up a no parking area with a loading zone to deal with the delivery truck problem.

Mr. Liston spoke further on the proposed parking lot and the material it is to be constructed from that greatly reduces run-off. He is also not opposed to working with the City of Columbus on parking across the street but that may need the assistance of the Village.

Member Stan Swisher spoke as to the need for a more detailed plot plan with complete set-back information and the need for a delivery truck plan. He also asked for clarification of building heights.

President Tom Hopper raised a number of additional issues including the driveway to the drive-through window and how it would line up with the drive to the Mudflats Restaurant across Columbus Street, side walk accessibility issues at the new drive crossing, "stacking area" for cars waiting in line for the drive-through window, lighting between the new building and Fountain Insurance for security, dumpster access, the drive and curb cut from West Street and possible limitations caused to access on the adjoining Fountain property and the need to tie down the parking issues. The Village will also need to do an engineering review of some of the additional information needed, especially the traffic related items.

Considering the number of items that need further work the applicants requested that the hearing be continued until the next regular meeting in January. A motion to continue the hearing was made by Denny Morris, seconded by Stan Swisher and passed unanimously.

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The hearing ended at 8:26 PM. Following a brief recess the meeting started again at 8:29 PM.

Zoning Inspector David LaValle gave an oral report. He is working with the owner of 73 North Walnut Street concerning a deck which was constructed without a permit and which will require a variance. He is also working with Poggemeyer Design Group on the Land Use Plan update. He went through a list with the Commission on the items being updated or corrected.

There was discussion and update by Tom Hopper and Nancy Feole about their meeting last night with the officers of the Sage Creek Homeowners Association concerning the Miller Farm Development. It is felt that there is a much better understanding now of the Village's position and the groundwork for a future cooperative relationship has been laid. There was a discussion of modifications to the Flood Plain plan and about impacts on the schools by developments and the change in the position of the school administration concerning planning.

The Clerk had nothing additional to report.

There was no old business.

There was no new business.

This was long time member Denny Morris last meeting. He is retiring at the end of his current term on December 31. He has served 17 years. He was given a huge round of thanks by President Tom Hopper and the other members of the Commission. His contributions have been many, and he will be greatly missed.

There being no further business before the Commission, a motion to adjourn the meeting was made by Denny Morris, seconded by Stan Swisher and passed unanimously. **The next scheduled meeting will be on Wednesday, January 9, 2007 at 7:00 PM.** The meeting was officially adjourned at 9:01 PM.

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Clerk

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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.

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Sally H. Hopper, Clerk