



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF DECEMBER 16, 2015

The Zoning and Planning Commission of the Village of Galena met on Wednesday December 16, 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 Inspector David LaValle, Code Compliance Assistant Levi Koehler and visitors Terri Eyeran Day, Dave Adams, Bob Long, Karl Billisits, Julie Fox, David Blakemore and Gene Fuller. Village Zoning Clerk Sally Hopper was absent. Tom Hopper functioned as the acting clerk. The meeting was officially called to order at 7:01 PM.

Copies of the minutes from the meeting of November 18, 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 Stan Swisher and passed unanimously.

Mr. Karl Billisits, representing Harmony Development Group LLC, held an informal discussion with the Commission concerning their plans for a new development on a parcel north of the Heathermere Subdivision, east of Arrowhead Lakes Golf Course and west of Old 3C Highway. This parcel is commonly known as the Fuller-Davis property. The name of the proposed development is to be Arrowhead Lakes Estates and will contain approximately 81 single family lots and 80 condominiums. There will be a street connection to Zoar Street in Heathermere to the south, to the east with Old 3C Hwy and to the north with Pulte's Sunbury Meadows development in the Village of Sunbury. There will also be a stub street connection for any future development on the Arrowhead Lakes Golf Course property to the west.

They will meet the Village's two units per gross acre planning density. The single family lots will transition in size between the larger lots in Heathermere to the much smaller lots in Sunbury Meadows with 70' by 130', 9130 SF lot minimums. They are expected to sell starting at \$250,000 to \$275,000 with a \$300,000 average. The roads in the condominium development will be private and the units will be one floor, single or double unit buildings aimed at an older demographic. The condos are expected to sell from the high \$200s to the low \$300s.

There are expected to be five detention ponds on the property and the trail connection between the Village owned land north of Holmes Street to the Delaware County Preservation Parks owned trail ending behind Big Walnut Elementary will be included. They are still working on the location of the stub street connection to Sunbury Meadows since there was a change on the citing of the stub from the Sunbury end during recent hearings in Sunbury. They want to expedite the planning for the 2016 construction season and expect to follow-up shortly with the paperwork submission for rezoning and development plan approval.

After a discussion the Commission seemed to approve of the basic concept pending submission of more detailed information. The developers were introduced to Ms. Terri Eyeran Day the Big Walnut Local School District Treasurer. She stated that the schools would like to speak with them about planning for some form of a new community authority (NCA) or their joining an existing NCA for the purpose of financial support for the impacts to the school district. They agree to meet with her for further discussions.

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.

There is nothing new to report on 577 North Walnut Street or 51 Middle Street. Mr. Thomas Watt, the new owner of 24 Front Street is expected to submit a formal request for the required development plan approval for a new residence for the January meeting. Notices of exterior property maintenance violations were made on 311 North Walnut Street and 35 South Walnut Street.

The Commission discussed the noisy exhaust fan at the Galena Diner and what options are available to remedy the situation. The Mayor will follow-up with the property owner. Weekly inspections continue at the Galena Commerce Center at 72 Holmes Street to follow corrective actions. Conditions remain as previously reported.

Investigations with the Health Department are still outstanding on 134 and 203 North Walnut Street. Subdivision regulations revision work continues. A sidewalk, trail and driveway permit has been drafted along with specifications. A discussion was held regarding development issues on the Harpst lots at 425 North Walnut Street. A request for a variance may be forthcoming on the southernmost lot. One new home build permit was issued for the Estates at Blackhawk subdivision. Approximately 9 lots remain.

The zoning clerk had nothing additional to report.

There was no old business.

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Long term Council Representative Nancy Feole was thanked for her contributions to the Commission. This was her last meeting since she is retiring from Council at the end of the year. The Mayor noted the great impact she has had on the Village during her 11 years of service.

There being no further business before the Commission, a motion to adjourn the meeting was made by Jason Hillyer, seconded by Mark Brooks, and passed unanimously. **The next scheduled meeting will be on Wednesday, January 20, 2016 at 7:00 PM.** The meeting was officially adjourned at 8:11 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 Resolution No. 2015-18 enacted by the Council of the Village of Galena on November 23, 2015.

Sally H. Hopper, Clerk