

**PLANNING AND ZONING COMMISSION**

***Minutes of the Planning and Zoning Meeting of January 18th, 2023***

* Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Alison Cherubini-Hillyer, Nick Pezzutti and Michael Fry. Also present, Levi Koehler Village Zoning Inspector. Commission member Tim Erb and residents Kathy Krupa and Molly Snodgrass attending online.
* Meeting called to order at 7:02pm
* Reappointment of Nick Pezzutti to the Planning and Zoning Commission by Mayor, Jill Love

**ROLL CALL**

* Present were P&Z Commission Members Alison Cherubini-Hillyer, Nick Pezzutti, Jill Love, Timothy Erb (online) and Michael Fry

**Presentation of the Minutes from November 16th, 2022 meeting**

* Motion to approve the minutes by Alison Cherubini-Hillyer
* Second by Mike Fry
* Roll call vote - unanimous yes

**GUEST PARTICIPATION**

* **M/I Homes**
  1. Josh Barken, VP of Land
  2. Andy Gottisman, Land Acquisition Manager
  3. Miller Farm project right for M/I in scale and infrastructure, here in support of Homewood and finalizing a deal with Homewood
  4. Current approved plan:
     1. 353 Units; 285 single family (80’ lots); 68 condo units
     2. 42 acres of open space
  5. Proposed changes create more open space, park space, fewer roads/sewer
     1. Smaller lots (pod 55-65; and a pod of 65-75)
     2. 353 Units: remove condo area and propose single family detached
        1. 228 55-65’ lots (40’ house to start)
        2. 125 65-75’ lots
        3. Price range: 425K-525-650k
     3. 74 acres of open space (41% of site)
     4. 21 acre park along west side at Joe Walker and Vans Valley – open to community
     5. Variances will be requested on lot size
     6. Build out schedule: would prefer to start development beginning of 2024
     7. Open to NCA participation, which they are grandfathered out of at this time
     8. There will be a turn lane on Sunbury
     9. Similar communities Farms @ Jefferson in Jefferson Twp has similar mix of products; Woodcrest Crossing; Northlake; The Pines on Berlin Station; Darby Station (bigger product).
     10. Other resident amenities will be consider; playground, trails, pool, etc.
     11. Density = 1.9 units/acre
* **Joe Robertson** 
  1. TIF Overview
     1. Does not incur new costs, but redirects PROPERTY tax dollars. Property taxes are not the largest source of income for village anyway. The village gets more in INCOME tax.
     2. Benefit – it is a way to facilitate a deal that may not happen w/out a TIF. In order to get new residents and their income tax, you may need a TIF to start the build.
     3. TIF Basics – see slide 4. School District always need to be included in the TIF conversation
        1. Would have to be approved by the School Board b/c real estate taxes would normally be used to fund the schools.
        2. Schools may be more willing to accept a Commercial TIF over Residential, because true CL will not incur more children to the district.
     4. TIFs = 10 years or less is harder to do (like paying off a mortgage in 10 years.)
     5. TIF dollars can only be used on the project which is under the TIF district.
     6. Types of TIFs – slide 7
     7. TIFs were intended to improve blighted areas, but scope of ORC has been expanded to included non- blighted areas
  2. Community Reinvestment Area
     1. Will exempt taxes for the CRA district
     2. Not applicable in village residential development
  3. Joint Economic Development District (JEDD)
     1. Allows village/townships to work cooperatively with other municipalities to levy income tax (provide water/sewer to an area without annexation of land) – income tax would be shared
  4. New Community Authority
     1. Village has an NCA in place for new developments
     2. Developer can change/pay over and above standard property tax
     3. New residents pay for growth in the area
     4. NCA can be spent on development specific infrastructure, etc. (similar to TIF)
     5. NCA can be used in conjunction with a TIF – the are independent of one another

**SUBJECT DISCUSSIONS:**

1. Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.
2. Zoning Ordinance review – potential revision to address ambiguity of densities

* Village of Galena Master Plan – continued discussion
  1. It is in hands of DelCO Regional Planning
  2. Recommend having a company assist village with economic development before review is final
  3. Looking into Mantras group as an option for economic development
  4. Will need to look into budget and need to see what our best option is
  5. Darryl Worlnick (Economic Development Director for Granville) – Nick P met with him before Christmas
     1. Key Takeaway - Layout future development maps and get a good grasp on overall picture for future development,
        1. Define your map based on densities and intensities, not zones.
     2. Build in flexibility into your plan – you don’t know what may come in future
     3. PMUD language – suggested more vague language, but point to other districts
        1. Densities will still be spelled out in other districts
        2. Commission to review Granville codes to see what, if any, may be applicable especially in PMUD districts
* Zoning Ordinance discussion – Levi sent notes to Mike and will be revised later this week

**ZONING INSPECTORS REPORT: Full copy available upon request to Village**

* 1. Berkshire Lake Campground – bought farm that connects end of Alexander Rd and back of campground. Owner was interested to hear about rezoning and development plan process.
  2. No formal Development meetings, internal meetings only. But there is one coming up Jan 23rd. Mike or Alison to attend.
* Annual Zoning Report – 5 violations; 1 demolition; no variances, approved sign for Galena Diner and Toni’s
  1. See notes in report

**Other**

* Primrose – lots of inquiries on the two extra parcels. Will need to be approved by zoning.
* Council approved rental of Chris Underwood larger building for Village maintenance team. Starting Feb 1.

**ZONING CLERKS REPORT**

* Nothing to Add

**OLD BUSINESS**

**NEW BUSINESS**

**Next meeting is at 7:00 pm Wednesday March 15th, 2022.**

**ADJOURNMENT**

Motion to Adjourn at 8:45p.m.

* Motion to Adjourn by Nick Pezzuti
* Second by Mike Fry

Roll Call Vote – Unanimous Yes.