



109 Harrison Street, PO Box 386 Galena, Ohio 43021  
740-965-2484 740-965-5424 (fax)  
[www.galenaohio.gov](http://www.galenaohio.gov)

## PLANNING AND ZONING COMMISSION

### *Minutes of the Planning and Zoning Meeting of March 16<sup>th</sup>, 2022*

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Michael Fry, Alison Cherubini-Hillyer, Timothy Erb. Present via Zoom were Galena Resident Ken Gunn, and Village Council member Kathy Kruppa.
- Meeting called to order at 7:00pm

#### **ROLL CALL**

- Present were P&Z Commission Members Alison, Jill, Tim, Mike

#### **Presentation of the Minutes from February 16th, 2022 meeting**

- Motion to approve the minutes by Alison Cherubini-Hillyer
- Second by Timothy Erb
- Roll call vote - unanimous yes

#### **GUEST PARTICIPATION - None**

#### **SUBJECT DISCUSSIONS:**

1. On-going review and updating of the **Village of Galena's Master Plan**

Mayor Love started off the meeting by sharing some ongoing planning and development discussions and meetings that have occurred or will be coming in the near future.

Today, March 16<sup>th</sup>, Mayor Love attended the MORPC State of the Region Event with approx. 500 leaders from the surrounding areas. One of the topics of discussion was Broad Band Connectivity. The keynote speaker was a former Mayor of Chattanooga Tennessee. Fiber Optics was discussed and Levi Koehler confirmed that there are Fiber Optics underneath the Village. The discussion continued with the disclosure that many cities and villages do not currently tap into existing Fiber Optics due to the cost to do so. Mayor Love expanded the discussion to consider how many residence of Galena do not have connectivity or coverage of any kind. The region discussions have included the major utility suppliers to keep the topic of Fiber Optics moving in a positive direction looking to understand how/when the process will advance.

Additionally;

March 22<sup>nd</sup> there is a meeting with Columbus Parks and Rec to discuss the Boardwalk plans for Galena.

March 24<sup>th</sup> the Village Audio Visual providers technicians will return to resolve some of the Village Chamber electronics issues as well as improve the audio quality for Zoom connected meetings.

March 29<sup>th</sup> MORPC northeast region to meet at the Village of Galena Town Hall Chambers room.

And on March 23<sup>rd</sup> in Sunbury there is a planning and economic development meeting with surrounding villages and towns included. The meeting are for the areas leadership to share ideas and studies to collectively figure out infrastructure planning, among other planning.

March 21<sup>st</sup> will be the 2<sup>nd</sup> meeting with Mount Carmel Health to discuss further any plans for a satellite health office/building complex.

A Grant request was submitted for \$350,000 for State Capital for the playground at Rufner Park. Until the funding has been approved, the playground would need to remain closed due to safety concerns. Levi Koehler stated that the area is a flood plain so that whatever is done to the area has to remain cognizant of that.

The Village of Galena was approached by current owners of 99 Walnut Street to see if the village would be interested in purchasing.

Levi Koehler began to share some of the questions that have been brought up by developers that have to do with the current Zoning Codes.

The members of Planning and Zoning discussions continued with areas of the Zoning that may require adjustments/corrections to verbiage. Any and all changes have to be presented to the Village in the forum of public hearing that then is presented to the Village Council for approvals.

Zoning Code with the revisions discussed:

- Article 15.11(A) - updates to dwelling type table
- Article 15.11(C) - update to building dimensions and table note
- Article 17.03(K) - revised "apartments", update to table note
- Article 17.06(W) - revisions to density; revisions to Single-family densities
- Article 26.14 - revised PRD and PMUD maximum density
- Definitions - added "Apartment", "Multi-family residence", "Single-family residence", update to "Non-residential structure"

The changes will be presented at the next Planning and Zoning Commission meeting.

Mayor Love commenced with discussions surrounding The Village of Galena's Master Plan that will be sent to Scott Sanders at Delaware Area Regional Planning Commission for his review and input. The original Master Plan was done in 2001 when the document was professionally prepared. Allison will complete the document by Friday the 25<sup>th</sup> so that it can be submitted for review.

## **ZONING INSPECTORS REPORT:**

Major Subdivisions:

- **Retreat at Dustin:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Phase 2 construction is underway.
- **Arrowhead Lake Estates:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Phase 2 construction is underway. No new zoning certificates will be approved until Pulte pays late invoices.
- **Blackhawk Phase-D:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Homes are under construction.
- **Miller Farm:** Engineering has been approved by the Planning and Zoning Commission. All mylars for phase 1 have been signed. The Development Agreement is under review by Village staff. Addresses have been assigned for phase 1. Homewood is selling the project to Lennar Homes. NCA research is underway by Lennar Homes.

Development Plans:

- **1811 South Galena Rd.:** Engineering is ongoing. Some issues have been brought forward regarding a left turn lane for the entrance.
- **51 Middle St.:** Construction on site continues, a zoning certificate for a sign has been submitted.
- **Vans Valley/Joe Walker:** Developer is preparing documents for initial submission.
- **19 W. Columbus St.:** Addition to rear of building has been approved, construction is ongoing.

Violations Progress Report:

**Exterior Property Maintenance:** A list of major property maintenance issues is being compiled. Pictures will be taken to document these issues.

- **207 Harrison St.** Foliage blocking sidewalk
- **173 N. Walnut St.** Debris encroaching sidewalk, Foliage blocking sidewalk
- **370 N. Walnut St.** Unfinished detached garage, a mason has started working on finishing the brick

Permits Issued:

- 254 Hawking Dr Pool
- 776 Fescue Dr Fence
- 630 Flintlock Dr Deck
- 768 Bodkin Ln New Build
- 692 Zoar St New Build
- 265 Hawking Dr New Build
- 516 Cooper Ln New Build

Mayor Love stated that the Developers meetings could/should include one of the Planning and Zoning Commission members. They are on the 1<sup>st</sup> Thursday and 4<sup>th</sup> Mondays from 10am to 1pm. Inviting the developers to these meetings garners a collective relationship with the Village that creates a win/win to drive process improvements for the Village to understand and outline what is needed for future planning.

**ZONING CLERKS REPORT**

- Nothing to Add

**OLD BUSINESS**

**NEW BUSINESS – Easter Egg Hunt – Saturday April 16<sup>th</sup>.**

**Next meeting is at 7:00 pm Wednesday April 20th, 2022.**

**ADJOURNMENT**

Motion to Adjourn at 7:57p.m.

- Motion to Adjourn by Michael Fry
- Second by Timothy Erb

Roll Call Vote – Unanimous Yes.