



109 Harrison Street, PO Box 386 Galena, Ohio 43021

740-965-2484 740-965-5424 (fax)

www.galenaohio.gov

PLANNING AND ZONING COMMISSION

Minutes of the Zoom Meeting OF February 17th, 2021

- Attendees: P&Z Commission of the Village of Galena Members Mayor Jill Love, Kathy Krupa, Stan Swisher, Alison Cherubini-Hillyer Zoning Inspector Levi Koehler, Village Engineer, Mark Rufener Village Solicitor, Ken Molnar, Gayle Anderson Court Reporter. Village Council Members David Simmons, and Todd Musacchio. Galena Residents, Rod & Mich Myers, Kathy Farkas, Zach Hopper, Tom Hopper, Melinda Simmons, Ellen Ebe, Susan Leese, Monica Cubberly, Mary Howard, Ken Gunn, Cathi Nelson, Donna Morton, Noah Hostetler, John (no last name given)
- Meeting called to order at 7:03pm

ROLL CALL

- Present were P&Z Commission Members Jill, Kathy, Stan, Alison

Presentation of the Minutes from January 20th, 2021 meeting

- Motion to accept the minutes by Alison Cherubini-Hillyer
- Second by Kathy Krupa
- Roll call vote: Kathy, Alison, Stan, Jill – unanimous yes

GUEST PARTICIPATION – Ehab Eskander – buyer/developer of Primrose School with anticipated development at Galena Crossing, 1811 South Galena Road. Jim Alt of Alt Architecture and Stephen Butler project consultant, also of Alt Architecture.

SUBJECT DISCUSSIONS:

Two (2) Public Hearings

- Hearing regarding the Initial Development Plan for 1811 South Galena Rd., Parcel number: 41742001016000
- Hearing on recommended Amendments to the Village of Galena Zoning Ordinance of 1995

First Hearing commenced with Village Solicitor Ken Molnar swearing in any presentors, including residents that planned to speak during the hearing.

Levi Koehler read thru his report and recommendation for the 1811 South Galena Road project parcel.

Levi's report covered; (full copy of this report can be requested from the Village Office of the Zoning Inspector)

Introduction, Purpose, Location, Current Land Use, Village Plan, Development Type, The Applications procedures for changes, Review, Development plan requirements, and finally Levi Koehler's recommendation of Conditional Zoning Approval with more than 12 conditions that the developer would need to meet to be granted said Zoning Approval.

Once finished Levi offered the floor to **Jim Alt**, **Stephen Butler**, and **Ehab Eskander** to share with the meeting participants and Galena residents their intentions for the 1811 S. Galena parcel.

Ehab Eskander spoke first as to why he and his wife were interested in growing the number of Primrose schools in the area that they own. He shared that with the Primrose School they plan to be an asset to support the community and area family's needs. Additionally they are fully vested in making sure that the future development of the additional buildings on the parcel will be complimentary to the school and the community's partnership. Mr. Eskander shared that he and his wife have a 12 year history with Primrose schools and currently own 5 with two in development.

Jim Alt, project architect continued to state that Primrose Schools are the #1 ranked national brand school with over 400 schools based out of Atlanta.

Levi Koehler asked for them to share why they were considering the Galena location. **Stephen Butler**, project consultant shared that with all of the research and iterations that is required for a Primrose school that working with everyone on this location has been a pleasure throughout the planning process. A traffic study will precede the development process to determine any needs to occur prior to commencing with development.

Levi then asked Mark Rufener, with KEM & Associates, the Village of Galena Engineer what his findings were when he reviewed the development plans. Mark stated that the initial development plans meets Village Codes, and all items once the annexation has been completed appear to be consistent and within compliance. Additionally he stated that the plan is complete enough to offer the recommendation of the zoning approvals with the contingencies outlined by Levi Koehler in his report on the parcel.

Mayor Jill Love then opened the floor for questions by the Planning and Zoning Commission members;

Kathy Krupa asked what the estimated population of the Primrose school would be. Mr Eskander answered estimated 213 students to 25 staff members.

Jill Love shared the concern for traffic patterns with school pick up and drop off. Ehab Eskander spoke to the fact that the 1811 parcel was not atypical to other school locations that they own, but that they still plan to work with a traffic engineer to take into account the traffic patterns and any needs that come from that study.

Kathy Krupa pointed out the location of the playground area and its proximity to route 3 as a potential safety risk. Mr. Eskander, and Jim Alt both shared that Primrose takes into account the safety of its students and would make adjustments as needed that would maintain the attractiveness of the site. Levi Koehler added that as a condition to approval the Village could request that KEM involve a traffic specialist to review further details.

Mayor Love asked for a estimation of plans on delivering the finished school. Mr. Eskander is hoping to break ground in 2021 with opening in 2022. Or, as soon as possible as he stated.

Mayor Love then opened the floor to any residents who wished to ask questions.

Rod Myers (1767 S. Galena) asked about the 2 undefined buildings and the residential house being left untouched.

Ehab Eskander answered that any addit tenants will still have to come before a public hearing before being allowed as part of the addit buildings on the parcel. Second he spoke to the house being left and that the intention would not be to leave the house untouched, but to bring it up to the charm and character that the project as a whole is expected to have.

David Simmons (Village Council Member) questioned the location of the entrance on South Galena and whether the hill leading up to the intersection will pose any issue. Stephen Butler, project consultant, spoke to the county will be involved in the location study to consider visibility and safety of the entrance/exit.

Mary Howard (1765 S. Galena/ and her neighbors) asked if there were considerations for adjoining neighbors properties with sight lines. Had the development considered fencing. Mr. Eskander shared that the plans include barriers/buffers to address those concerns. Mary continued with the question of whether water run-off/flooding has been considered. Mark Rufener, village engineer, assured the residents that all developments are required to address water run-off and quality. Lastly Ms Howard asked about lighting. Jim Alt, project Architect shared that the Village has set standards that they are obliged to meet, and will gladly follow.

Susan Leese then spoke up as the property owner. She shared her excitement for the upcoming development. The house located on the parcel is 101 years old and did at one point in its history serve the community as a day care provider. Mrs. Leese feels that the school will be doing something good for the community.

Ken Molnar, Village Solicitor, spoke to the property being subject to an NCA tax that will also do something good for the community in providing tax dollars to the Village and the Schools.

Ken Gunn (101 Middle Street) Asked additionally about the effects that the school entrance/exit location will have on traffic. Also concerned with the home being left on the parcel. Jim Alt, Alt Architecture, re-stated that the traffic study will be completed prior to development.

Mary Howard had additional questions about what the initial plan covered versus the 2 two addit bldgs. shown on the parcel drawings. Levi Koehler stated that the initial development plan is for the early childhood education center. The size and layout of the other buildings are only in concept. Any future building to develop on the parcel would have to have additional Village approval.

With no additional questions Jim Alt, Alt Architecture shares that they have heard and understand all the concerns shared by the commission and the public and accepts the responsibility that they have to answer all contingencies.

Ken Molnar offered that Mr. Eskander, Jim Alt, and Stephen Butler could leave the hearing open if they felt it necessary. Ken also offered to the Planning and Zoning Commission to either keep the hearing regarding Galena Crossing open for further discussion or choose to make a motion to close the hearing.

Motion to close the public hearing on the 1811 S. Galena Development by Kathy Krupa
Second by Alison Cherubini-Hillyer
Passed unanimously – Jill, Stan, Kathy, Alison

Motion to accept the initial development plan on 1811 S. Galena Development by Alison Cherubini-Hillyer
Second by Kathy Krupa
Passed unanimously – Jill, Stan, Kathy, Alison

With the motion to accept the Planning and Zoning Commission will forward the development plan to the Village of Galena Council.

Second Public Hearing

- Hearing on recommended Amendments to the Village of Galena Zoning Ordinance of 1995

Second Hearing commenced with Village Solicitor Ken Molnar swearing in any presenters, including residents that planned to speak during the hearing

Levi Koehler gave outlined details of changes to Village Zoning Ordinances.

Mayor Jill Love shared that the Commission has worked on this for some time and at every opportunity utilized outside resources for research, review, and resolution on all concerns and divergences discussed by the Planning and Zoning Commission. She then passed the review of the changes over to Alison Cherubini-Hillyer.

Alison detailed all of the areas of the existing Zoning Ordinance that the Planning and Zoning Commission were planning to recommend changes to. (Details of changes can be requested at the Village Offices).

Jill Love clarified the section on telecommunications towers and how fees would be paid in those instances.

Mayor Love then opened the floor to questions.

Mark Rufener, Village Engineer, requested the addition of storm water regulation management plan to zoning ordinance. Levi suggested leaving the hearing open to review due to some of the last minute changes that had been made and suggested.

Zach Hopper(275 Harrison Street) shared a concern with the paragraph covering the role of the Mayor in removal of members. Alison shared the changes to that paragraph were made under the direction of Ken Molnar. Ken stated he would review the necessity of the language of the paragraph in question. Zach's 2nd question was why the Planned Commercial and PMUD both existed since they appeared very similar. Ken Molnar stated he would also review this section, as Zach Hopper wanted to understand if Ohio Revised Code (ORC) trumps any ordinance made by the locality or not.

Mark Rufener responded that the ordinance on Planned Commercial Use could specifically state that apartments are restricted, in order to differentiate it from the PMUD.

With the several sections needing Ken Molnar's additional review, the public hearing regarding recommended Amendments to the Village of Galena Zoning Ordinance of 1995 will not be closed.

Motion to continue hearing at March 17th Planning and Zoning meeting made by Mayor Jill Love
Second by Alison Cherubini-Hillyer
Passed unanimously – Jill, Stan, Kathy, Alison

ZONING INSPECTOR'S REPORT:

Storm Water Inspections

- Storm water inspections being done by Kevin

Development Plans

- Miller Farm Engineering is almost completed

Violations Progress

Permits

Certificates of Compliance

- None

Sidewalk Inspections Completed

Development Inquiries

Other

- Subdivision infrastructure Inspections with Kevin.

ZONING CLERKS REPORT

- Nothing to add

OLD BUSINESS

NEW BUSINESS

- The next meeting of the Planning and Zoning Commission is scheduled for March 17th, 2021 at 7pm.

ADJOURNMENT

- Motion to Adjourn at 9:15pm by Stan Swisher
- Second by Kathy Krupa
- Passed Unanimously Kathy, Alison, Stan, Jill

CERTIFICATION I, Jodi Moehring, Clerk of The Planning & Zoning Commission of the Village of Galena, Ohio do hereby certify that publication of the above AGENDA 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 Resolution No. 2015-18 enacted by the Council of the Village of Galena on November 23, 2015.

