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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of January 22, 2024

- Village Attendees: Village of Galena Mayor Jeff Kinnel, P&Z Commission Members, Matt Shock Village Zoning Inspector
- Guests: Heidi Kinnell, Zach Hopper, Tom Hopper, Mary Howard, Karin Underwood, Chris Underwood

Meeting Called to Order at 7:00PM

ROLL CALL

- Present were P&Z Commission Members Alison Cherubini-Hillyer, Michelle Parsons, Kathy Krupa, and Mayor Jeff Kinnell
- Seth Everitt was not in attendance

Presentation of the Minutes of December 18th meeting

- Motion to approve- Alison Cherubini-Hillyer
- 2nd- Michelle Parsons
- Roll Call Vote Unanimous

GUEST PARTICIPATION

Mary Howard (1765 S Galena Rd), raised concerns about the distribution of meeting agendas, noting that she previously received them when Levi was present. She questioned whether there had been a policy change and stressed the importance of improved communication regarding meeting schedules. Several participants supported the idea of sending out a monthly letter containing meeting details and registration links to enhance communication.

OTHER BUSINESS

Matt Shock provided an update on zoning violations concerning hard pool covers, mentioning his collaboration with the village solicitor to propose changes to the zoning code. These updates would permit hard pool covers as an alternative to traditional fencing, and he encouraged feedback from the group.

Kathy Krupa expressed concern that she's witnessed pool covers remaining open. Alison Cherubini-Hillyer requested the written recommendation from Ken Molnar as well as Matt Shock's red line documents.

The discussion then shifted to the draft of the land use plan and growth strategy, with Jim Lehner clarifying that it is a targeted growth strategy rather than a comprehensive plan. He outlined the process for public input and the eventual update of the comprehensive plan once the growth strategy receives council approval.

The team discussed missing middle housing, which aims to diversify the housing stock by introducing options like townhomes and duplexes. Jim noted the current lack of these housing types in the community and highlighted plans to incorporate them into future developments, especially in mixed-use zones. The Mayor suggested a target of 20-25% multifamily units in new developments, and participants agreed on the need to revise the comprehensive map to accurately reflect planned mixed-use areas. The conversation also included the significance of Floor Area Ratio (FAR) in property development, emphasizing its role in determining building coverage and green space.

Traffic safety concerns related to development in priority growth areas were addressed, particularly at the hazardous Route 3 intersection. Participants discussed the necessity for developers to conduct traffic impact studies and proposed strategies to enhance pedestrian safety, such as adding crosswalks and traffic circles. The group also considered the importance of clarifying definitions and requirements in documentation.

Additionally, they discussed the complexities of overlay districts, the need for adequate infrastructure to support new housing developments, and the potential for improving pedestrian and bicycle connectivity.

ZONING REPORT

Matt Shock presented his zoning report, which is available by request. There was a violation at 203 N Walnut St. Work was started without zoning certificate. They have been notified, and the issue has been resolved.

Matt is currently working through the applications process for Miller Farm. Grading and sewer tap applications have been submitted.

Inquiry and application submitted for 288 N Walnut St. to demo and split the lot into two parcels. Initial application was denied. Zoning office is working with the owner on a new application.

ADJOURNMENT

Motion to adjourn at 8:40pm

- Motion Kathy Krupa
- 2nd Alison Cherubini-Hillyer
- Roll Call Vote Unanimous