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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of November 20, 2024

- Attendees: Village of Galena Mayor Jeff Kinnell, P&Z Commission Members, Mike Fry, Seth Everitt and Michelle Parsons. Also present, Alison Cherubini-Hillyer Village Zoning Inspector.
- Residents present for the meeting were Dan Pry, Tom Hopper, Zach Hopper, Heidi Kinnell, Ryan Schmerse, John Oleyar, Sam Freeman, Rebakah Bussa, Matthew Bussa, Chris & Karin Underwood, Jordan Jenkins, Cathie Nelson, Riley Lawson, Grace Piper, Mary Howard, and Matt Shock

Meeting called to order at 7:00pm

ROLL CALL

- Present were P&Z Commission Members Mayor Jeff Kinnell, Seth Everitt, and Mike Fry.

Mayor Jeff Kinnell commenced with the swearing in of Michelle Parsons to the Planning and Zoning Commission.

Presentation of the Minutes from October 17th meeting

- Motion to approve – Mike Fry
 - 2nd – Seth Everitt
- Roll Call Vote Unanimous

GUEST PARTICIPATION

- None

SUBJECT DISCUSSIONS:

- **Concept Presentation from Romanelli & Hughes:** Jim Ohlin presented Romanelli & Hughes concept plan for Arrowhead. No formal application has been submitted to the Village at this time. The proposal contained a combination of residential, commercial, retail, and office spaces. Parking would be hidden behind buildings, with a goal to focus on architecture of the space. A central green space for resident gatherings was shown. The residential homes would provide three different options: traditional single-family houses, townhomes, and patio homes. All would be encompassed by a HOA. To preserve privacy, trees would be maintained around the perimeter. Sidewalks would be throughout the community as well as walking trails that connect to neighboring communities. A welcome center would be on the Southeast corner off Route 3. The concept map is available on The Village of Galena website and by request.
- **Q&A**
 - **Any talks with ODOT for right turn only on RT 3?**
 - Not currently, traffic studies still to come
 - **Who would maintain commercial buildings?**
 - Romanelli & Hughes
 - **Will the business buildings have a clean look?**
 - Yes, they will have one cohesive feel to them.
 - **Are the townhomes and patio homes free standing?**
 - The patio homes are free standing, the townhomes have shared walls
 - **What are the price ranges?**
 - \$300-\$400 townhomes, \$500's patio homes, \$700's for single family homes

- **Will there be street parking?**
 - One side only street parking available

OTHER BUSINESS:

- **Neighborhood Strategies:** Jim Lenner described the work for a comprehensive plan for the Village Growth Strategy. The plan started in September; a draft will be presented to the Village in December. The plan will be specific to certain areas and will not identify every property in the Village. Jim presented maps of focus areas. The planning area is within the Village's rights to service sewer.
Jim administered a poll to the Commission regarding preference on land use, growth concerns, and the Commission was asked to pinpoint their preference for mixed use, residential, park/open space, commercial/retail, off limits areas on maps. They also were asked to pinpoint preferential spaces for annexation and economic development.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

- Alison presented her Zoning Report giving updates on Major Subdivisions, Minor Subdivisions, Development Inquiries, Violations, as well as Zoning Applications & Inquiries and Permits Issued.
 - Seth Everitt inquired about the Miller Farm road widening, whether it has been paved. Alison responded that it has not been smoothed or paved yet.

Next meeting is at 7:00 pm Wednesday December 18th, 2024

ADJOURNMENT

Motion to Adjourn at 8:28pm.

- Motion Mike Fry
- 2nd Seth Everitt

Roll Call Vote - Unanimous