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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of November 8th, 2024

- **Attendees:** Village of Galena Mayor Jeff Kinnell, P&Z Commission Members Seth Everitt, Mike Fry, and Pete Cassuccio, Interim Zoning Inspector Alison Cherubini- Hillyer, Zoning Clerk Lauren Frank
- **Guests:** Byron & Krish Wood, Ray Mayo, Joseph Baumgardner, Dave O’Neil, Kathy Krupa, David Simmons, Robin Sanders

The meeting was called to order at 10:01am.

ROLL CALL

- Present: Seth Everitt, Mike Fry, Pete Cassuccio, and Mayor Jeff Kinnell

MILLER FARM- Section 1 Plat

Alison presented the following information: Miller Farm section 1 consists of 32 residential home sites, plus a retention basin owned and maintained by Miller Farm HOA for passive open space. Lots will have a minimum width of 67ft and a minimum depth of 130ft, and a minimum lot area of 8,710ft. All lots shall have minimum front yard setback and rear yard setback of 30ft for buildings. Side yard setback will be a minimum of 8ft per side. KEM & Associates have verified final plat meets the Village of Galena Subdivision Regulations, apart from one comment that addresses permanent reference monuments for the parent parcel.

Zoning Inspector, Alison Cherubini-Hillyer, recommended review and approval by P&Z Commission. Also recommended the final plat for Miller Farm Section 1 to Council for approval contingent on KEM’s comments regarding reference monuments are addressed to satisfaction of the Village Engineer.

Mark Ruffner, the Village Engineer, who was joined via Zoom, made note that the permanent reference monuments have been addressed by surveyor. KEM also recommends approval.

Roll Call Vote Unanimous

152 NORTH WALNUT STREET

Alison presented the following information: The applicant Robin Sanders seeks approval of a zoning side-yard variance to allow for construction of a new primary residential structure. The original home was demolished in May 2024. The zoning is Low-Density. The .284-acre lot measures 70'x165'. The property lies adjacent to other residential lots north and south, which are similar size and shape. The four-bedroom, three and a half bath home will consist of approximately 2,250 sq ft of living space. It will have a covered front porch that measures 10'x15'. The placement of the proposed 2-story single family residence will be nearly identical to the footprint of the previous home. The proposed side yard setback for the home is 10', which is a variance from the 20' side yard setback required in the zoning code for this district. Zoning Inspector recommended approval.

Roll Call Vote Unanimous

297 NORTH WALNUT STREET

Alison presented the following information: The applicant Joseph Baumgardner seeks approval to install a 6' plastic vinyl privacy fence around the entirety of his rear yard. The zoning for the property is Low-Density Residential (R-2). The .47-acre lot measures 123' x 166'. The property is adjacent on three sides to property owned by the Village of Galena and operates as the Galena Cemetery. The rear yard was previously enclosed on the east, north, and west sides by a 6' wood privacy fence, which was damaged when a century-old evergreen tree was brought down by the March 14, 2024, F1 tornado which tore through the village. The owner of the property has replaced the damaged wood privacy fence with plastic vinyl material. The request for variance is due to the proposed plan to extend the six (6)-foot privacy fence from the southwest corner of the lot to the existing Arborvitae shrubs, thus giving the appearance of a totally enclosed rear yard. This is a variance from Zoning Code 30.03(B) Solid Fences which states "solid fences shall be located within the buildable area of the lot and only be used to enclose a deck or patio." Zoning Inspector recommends approval.

Owner Joseph Baumgardner made comment to the Commission that the goal is to preserve privacy for his property as well as the cemetery.

Roll Call Vote was Unanimous

323 NORTH WALNUT STREET

Alison presented the following information: The applicants Craig Ebersold & Angela Gage, seek approval of a zoning side-yard variance to allow for a new accessory building/garage with a covered patio. The zoning for the property is Low-Density Residential. The .82-acre lot measures 393'x91'. The property abuts residential lots on both sides, and the Little Walnut Creek and the Galena Cemetery to the back.

The placement of the proposed garage is 12'-15' behind the rear entry of the residence. The proposed garage measures 26'x16' and will have doors on the front and back for access. It will have a covered patio that measures 10'x 18'. The proposed side-yard setback for the garage is 10', which is a variance from the 20' side-yard setback required in the zoning code for this district.

The proposed side-yard setback for the garage appears reasonable when compared to other structures in the area. Zoning Inspector recommends approval.

Roll Call Vote was Unanimous

ADJOURNMENT

Motion to adjourn at 10:15pm

- Motion Mike Fry
- 2nd- Seth Everitt