



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF JANUARY 17, 2018

The Zoning and Planning Commission of the Village of Galena met on Wednesday January 17, 2018 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Mark Brooks, Kathy Krupa, Alison Cherubini-Hillyer and Stan Swisher. Also present were Village Zoning Inspector David LaValle, and Deputy Zoning Inspector & Code Compliance Assistant Kenneth Levi Koehler, and Zoning Clerk Suzanne Rease. Visitors included Greg Comfort and Bob Long representing Arrowhead Lake Estates, Brad Moore, Stephen Huddleston, and Dave Walker. The meeting was officially called to order at 7:07 PM.

Mark Brooks was sworn in for another 2-year term, as the Mayors Appointment to the Zoning Commission, and Kathy Krupa was introduced as the new Village Council representative to the Zoning and Planning Commission.

Copies of the minutes from the meeting on November 15, 2017 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Alison Cherubini-Hillyer, seconded by Mark Brooks, and passed unanimously.

Copies of the minutes from the cancelled meeting on December 20, 2017 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Alison Cherubini-Hillyer, seconded by Stan Swisher, and passed unanimously.

Greg Comfort, representing Arrowhead Lake Ventures, LLC, presented the Arrowhead Lake Estates Proposed final plat plan. The engineering review is 99% complete and they are requesting approval for the final plat of Arrowhead Lake Estates. The developer has received a permit to install (p.t.i.) for Phase 1, Section 1, the first 55 units. Phase 1 consists of 80 units, 27 single family homes and the remainder are single family condominiums. This is the first development with condominiums in Galena. The builder has changed, and Pulte Homes, LLC, will replace Rockford Homes. Pulte is building homes in the subdivision, in Sunbury, that adjoins Arrowhead Lake Estates on the other side of Fescue Rd. The homes will range from \$290,000 to \$400,000, and some will allow for a three car garage option. Pulte is almost out of available lots in Sunbury, so joining with Arrowhead Lake Estates makes sense. The developer, has agreed to all 13 staff conditions, in order to proceed with final plat approval, with the exception of the street light requirements. The staff would like to require street lights in the condominium section of the development, and the builder would like to install yard lights. After much discussion the zoning and planning commission recommended yard lights that will turn on automatically at dusk over the staff recommendation of street lights.

Conditions of final plat approval

1. Demonstrated assurances are in place and approved by the Village Solicitor for construction of infrastructure.
2. A *Development Agreement* as approved by the Village Solicitor is in place and fully executed
3. Approval is granted by the Delaware County Engineer for connection of Arrowhead Drive to South Old 3-C Highway.
4. That all infrastructure construction subject to Village acceptance and maintenance be inspected by the Village Engineer.
5. That as-built drawings be maintained and provided to the Village
6. That correction is made to the drawings as they may be pointed out by the engineer and the Village staff.
7. That all outstanding fees be paid to the Village
8. That the Developer(s) enter into a New Community Authority
9. That the Grantors listed on the plat are actually the owners of the land
10. That the legal description(s) shall match the proposed take and the proposed record plat.
11. That street lights be included in the condo area the same as for the home owner section.
12. That the Final Subdivision Application submitted shall have the *Total Number of Lots* corrected from 98 as shown to 55 to represent the actual number of lots proposed in Section One of the current plat.
13. That the storm water Control Measure Inspection and Maintenance Agreement must be signed prior to the start of construction. That the US Army Corps of Engineers must provide a Jurisdictional Determination and any wetland/stream impacts must be permitted prior to the start of construction and that an environmental review must be submitted to the satisfaction of the Village and other pertinent regulatory agencies. The engineering plans have been reviewed and are approved barring any changes that may be required by the USACE Jurisdictional Determination (JD) and/or conditions that arise from 401 or 404 permits required by the proposed plan to fill wetlands onsite. After the JD and 401/404 permits are provided to the Village and it is determined that the engineering plans will not need to be updated, the engineering mylars will be signed by appropriate Village officials. If changes are required, appropriate changes to the engineering plans must be incorporated into the plans prior to signing the mylars.

A motion was made by Mr. Brooks, and seconded by Mr. Swisher to approve the final plat and recommended it to Council with the changes to condition number eleven. Condition eleven will state that in the condominium section, street lights will be replaced with yard lights. The yard lights will be maintained by the homeowner's association (H.O.A.), and the lights will turn on automatically at dusk

Mr. Walker commented from the audience that he had concerns about future police issues; will the Village be required to police areas controlled by the H.O.A.? The answer is yes, police protection, if and when the Village establishes a police department, would cover all Galena citizens.

Brad Moore of the Preservation of Galena Society requested to speak. It is worth noting that Mr. Moore refused to give his address, and his name is not on the master address list for the Village. He was angry with all the new high density developments, and the resulting higher taxes. Mayor Hopper informed him that Galena has some of the most conservative zoning codes in the area, and that we are the first municipality in the state to develop its own N.C.A., setting aside funds for the schools. He explained that the school tax increase was voted on by everyone in Big Walnut school district, and not increased by the Village. Mayor Hopper also pointed out that we, the Village, cannot tell property owners who they can or can't sell to, and do we really want to live in a country where the government controls what we can do with our personal property? Mr. Moore left the building with Mr. Huddleston.

The Zoning Inspector's report and recommendation was read by Deputy Zoning Inspector Levi Koehler. Progress on major subdivisions is going as expected, the Estates at Blackhawk Phase-D, 24 lots that backup to Rt. 3 is progressing. The Miller Farms development is losing 28 lots, to a neighboring resident who is purchasing the property to avoid the land from being developed.

The zoning clerk had nothing additional to report.

There was no new business to report.

There was no old business to report.

The next meeting was scheduled for Wednesday, February 21st at 7 p.m.

At 8:30 p.m. Mark Brooks made a motion to adjourn the meeting. Mr. Swisher seconded the motion. Motion passed unanimously. The meeting was adjourned.

Zoning Clerk

Chairman

CERTIFICATION

I, Suzanne Rease, Clerk of The Planning & Zoning Commission of the Village of Galena, Ohio do hereby certify that publication of the above MINUTES were 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.

Suzanne Rease, Zoning Clerk