



Village of Galena ZONING AND PLANNING COMMISSION

MINUTES OF THE MEETING OF MAY 16, 2018

The Zoning and Planning Commission of the Village of Galena met on Wednesday May 16, 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, and Alison Cherubini-Hillyer Also present were Village Zoning Inspector David LaValle, and Zoning Clerk Suzanne Rease. Dave Walker of 324 Caleb's Ct., Galena, Ohio was in attendance. Zoning and Planning Commission member Stan Swisher was not in attendance. The meeting was officially called to order at 7:07 PM.

Copies of the minutes from the meeting on February 21, 2018 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, and seconded by Alison Cherubini-Hillyer, and passed unanimously.

Copies of the minutes from the cancelled meeting on March 21, 2018 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 April 18, 2018 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Mark Brooks, seconded by Kathy Krupa, and passed unanimously.

The Zoning, Flood Plain and Property Management Report was submitted and read by the Zoning Inspector. Mr. LaValle updated the Commission on several subdivision developments. He noted that progress is being made at the Retreat at Dustin with preliminary grading of phase one. The inspection staff had received training from the Village Engineer on Storm Water Management controls and the monitoring system as required by OEPA. At the initial inspection it was found that grading was taking place outside the approved perimeters of the approved grading plan. Both MI and EMH&T were notified of the need to update the plan and to install sediment barriers and fencing. Engineering plan review is continuing and nearing completion. Engineering Plans should be ready for approval in July.

A Development Agreement will need to be prepared for the Condo Development. Arrowhead Lake Estates has received Final Conditional Approval and the property has been purchased from the Fuller-Davis families. It appears the Development may be on hold and pending sale to a developer or developers. A Development Agreement has been submitted to Arrowhead Lake Ventures, LLC.

Blackhawk Phase C has received final construction inspection, and will now go into a two-year maintenance guarantee. Two building lots remain in Phase C. Phase D, which is the remaining section of the Estates at Blackhawk has been given final approval of the Engineering Plans on June 18, 2018. A Development Agreement has been drafted. Construction is tentatively scheduled for a winter start with completion in the spring of 2019,

Mr. Swisher entered the meeting at 7:20.

ODOT is moving forward with 577 N. Walnut St. turn lanes and traffic signal. Sambuca's will be left with one 35-foot driveway entrance. Mr. Ambrose has been notified by ODOT that he will need to coordinate the entrance with the Village. Mr. Ambrose has been advised that he needs to submit an amended development plan and apply for a driveway permit.

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 is scheduled for Wednesday, July 18th 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