



## **Village of Galena ZONING AND PLANNING COMMISSION**

### ***MINUTES OF THE MEETING OF July 18, 2018***

The Zoning and Planning Commission of the Village of Galena met on Wednesday July 18, 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 Mr. Scott Liston, partner in Zoar Development and Dave Walker. The meeting was officially called to order at 7:07 PM.

Copies of the minutes from the meeting on May 16, 2018 had been distributed to all members by the Clerk. A motion to approve the minutes, as presented, was made by Stan Swisher, seconded by Kathy Krupa, and passed unanimously.

Copies of the minutes from the cancelled meeting on June 20, 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.

First to speak was Mr. Scott Liston of Zoar Development. Zoar owns the vacant commercial property at the corner of Columbus Street and Middle St. They have a potential buyer, and the buyer is aware of the current development plan. The current plan lists preferred uses for the property, due to the constraints of the lot. The new buyers are considering food service as the best use, financially, for the property, and since food service is not a listed in the preferred use language of the development plan the buyers wanted to discuss this with the Zoning and Planning Commission. It was suggested the new buyer meet, and discuss the development plan with the Mayor, Village Administrator and the Zoning Inspector. The Zoning and Planning Commission did assure Mr. Liston that they would work with potential buyers to find creative ways to deal with the parking and trash issues that may come up if the property is being rented by a food service.

The Zoning Inspector's report and recommendation was read by Deputy Zoning Inspector and Code Compliance Assistant Levi Koehler. Progress on major subdivisions started with the Retreat at Dustin. He reported that the SWMP, Storm Water Management Plan, inspection was complete. The Village has received engineering approval from KEM but will not sign until trail and sewer easements are complete. Mayor Hopper added that M.I. does not want to agree to the N.C.A. They returned our development agreement highly edited. The Zoning and Planning Commission told the Mayor they stand firm on the N.C.A., and it is not negotiable.

Pulte Homes is closing on buying a portion of Arrowhead Lakes Estates. It has been discovered that the Jeremy Miller just North of the Estates at Blackhawk Phase C is landlocked. Homewood never filed an easement that allows driveway and utility access. Mr. Molnar is working on this issue. The Estates at Blackhawk Phase-D is scheduled for winter construction and paving most likely in the spring. The new mailbox rules imposed by the United States Postal system will cause some changes. All new developments will be required to have cluster boxes with ADA access. On The Miller Farms development, work continues. The Village is requiring upsizing for the sewer line going to the lift station. There is some debate about who should pay for the upsizing.

At 577 N. Walnut St., ODOT will begin work on the State Rt. 3 traffic signal in August. At that time ODOT will fence off the area in their easement and use it for construction parking. Sambuca's will lose more than half of their parking area during construction. It appears that Mr. Ambrose has covered our manhole cover and DELCO water main. Mr. Molnar has requested an amended development plan for the new driveway and other improvements. The new development plan is due July 25<sup>th</sup>.

An amendment development plan for 44 Holmes St. should be heard at the August meeting.

Progress is being made at 173 N. Walnut. A violation notice was sent July 19, 2018 to the owner of 311 N Walnut for high grass.

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, August 15 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.

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Zoning Clerk

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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.

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Suzanne Rease, Zoning Clerk