



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

*MINUTES OF THE MEETING OF OCTOBER 17, 2018*

The Zoning and Planning Commission of the Village of Galena met on Wednesday October 17, 2018 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Kathy Krupa, Alison Cherubini-Hillyer, Mark Brooks and Stan Swisher. Also present was Interim Village Code Compliance & Zoning Inspector Kenneth Levi Koehler, and Zoning Clerk Suzanne Rease. Visitors included Brian Severs, David Walker and Assistant Village Administrator Jeffrey White. The meeting was officially called to order at 7:14 PM.

Copies of the minutes from the meeting on September 19, 2018 had been distributed to all members by the Clerk. A motion to approve the minutes, as corrected, was made by Mark Brooks and seconded by Kathy Krupa and passed unanimously.

First to speak was Mr. Brian Severs owner of 39 Middle St., Galena OH 43021 also known as the Talula's building. Mr. Severs expressed his appreciation to the Zoning and Planning Commission for their patience in the reconstruction of Talula's after the devastating fire. He informed the commission of his plans to move forward with the construction. He hired local architect Ron Dane of Sunbury. His plans are for foundation work to be done over the winter and framing in the spring. The building will look essentially the way it did before the fire. They plan to change the two doors on the front of the building into a double door in the middle.

The Zoning Inspector's report and recommendation was read by Interim Zoning Inspector Levi Koehler. Progress on major subdivisions started with the Retreat at Dustin. He reported excavation work has begun. Pulte Homes has purchased the land for the construction of the first phase of single family homes in Arrowhead Lake Estates. On 9/17/2018 the Village Solicitor, Mr. Molnar, filed zoning violations with the court on 51 Middle St. The Blackhawk Golf Course is in contract; plans include a 269-acre multi use development on State Route 3 between Plumb Road and Dustin Rd. The Commission will see plans within the next few months.

The Mayor presented Master Plan updates. This included adding the subdivisions of Arrowhead Lake Estate, Ross Estates and The Estates at Blackhawk. It also included rezoning properties on Holmes and Harrison Streets. This would amend the master plan to reflect the residential lots as single family residential as opposed to the current zoning of planned industrial. Additionally, updating the legend of the map.

A motion to adopt the changes to the master plan and recommend them to council was made by Mark Brooks and seconded by Kathy Krupa. A roll call Vote was taken.

Swisher – Yes    Cherubini Hillyer – Yes    Hopper – Yes    Brooks – Yes    Krupa – Yes

Other updates included Belinda Brown of 34 High St., Galena is petitioning council to vacate the alley next to her property. The Delaware County GIS map was updated to show that the alley along the north side of Miller Park has been vacated.

Mr. Severs asked the commission if there were plans to connect the bike trail near his home to the other bike trails in Galena, and Mayor Hopper replied, he has been working on this, but has been unsuccessful so far. Mr. Walker inquired if the Blackhawk Golf Course development included apartments or industrial across from Blackhawk Estates. Mayor Hopper assured him that the in initial plans that he had seen that area was residential.

The zoning clerk had nothing additional to report.

The next meeting was scheduled for Wednesday, November 21<sup>st</sup> at 7 p.m.

At 8:17 p.m. Mr. Swisher made a motion to adjourn the meeting, Mr. Brooks seconded the motion. The 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.