



## Village of Galena ZONING AND PLANNING COMMISSION

### *MINUTES OF THE MEETING OF JANUARY 16, 2019*

The Zoning and Planning Commission of the Village of Galena met on Wednesday January 16, 2019 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Tom Hopper, Stan Swisher, Alison Cherubini-Hillyer and Kathy Krupa. Also present were Village Zoning Inspector Kenneth Levi Koehler, and Zoning Clerk Suzanne Rease. Mark Brooks was absent. The meeting was officially called to order at 7:01 P.M.

Stan Swisher was sworn in for a new three-year term by President Tom Hopper.

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

Copies of the minutes from the cancelled meeting on December 19, 2018 had been distributed to all members by the Clerk. A motion to approve the minutes was made by Alison Cherubini-Hillyer seconded by Kathy Krupa and passed unanimously.

The Public Hearing scheduled for Wednesday, January 16, 2019 at approximately 7:00 P.M. in the Council Chambers of the Galena Village Hall located at 109 Harrison Street in Galena, Ohio was opened at 7:04 p.m. re: a change in zoning district classification from a Planned Industrial District (PI) to a Planned Residential District (PRD), initiated by the Village of Galena, for the following properties:

PIN: 41743105011000, ADDRESS: 59 Holmes St.  
PIN: 41743105010000  
PIN: 41743105009000, ADDRESS: 65 Holmes St.  
PIN: 41743105008000, ADDRESS: 77 Holmes St.  
PIN: 41743105007000, ADDRESS: 85 Holmes St.  
PIN: 41743105006000, ADDRESS: 95 Holmes St.  
PIN: 41743105005000, ADDRESS: 103 Holmes St.  
PIN: 41743105004000, ADDRESS: 109 Holmes St.  
PIN: 41743105003000, ADDRESS: 115 Holmes St.  
PIN: 41743105001000, ADDRESS: 123 Holmes St.  
PIN: 41743105036000, ADDRESS: 217 Harrison St.  
PIN: 41743105035000, ADDRESS: 207 Harrison St.  
PIN: 41743102028000, ADDRESS: 66 Holmes St.  
PIN: 41743102029000, ADDRESS: 74 Holmes St.  
PIN: 41743102035000, ADDRESS: 104 Holmes St.

PIN: 41743102036000, ADDRESS: 112 Holmes St.  
PIN: 41743102037000  
PIN: 41743102039000, ADDRESS: 225 Harrison St.  
PIN: 41743102040000, ADDRESS: 233 Harrison St.  
PIN: 41743102041000, ADDRESS: 241 Harrison St.  
PIN: 41743102044000, ADDRESS: 247 Harrison St.  
PIN: 41743102045000, ADDRESS: 275 Harrison St.  
PIN: 41743102046000

Mayor Tom Hopper opened the floor to questions from the public. Tamara Napier of 77 Holmes St. asked if the proposed zoning changes would affect the tax value of their homes. Mayor Hopper explained that taxes are assessed by the Delaware County auditor, and we have no way of knowing if the change will affect the appraised value of their property, as assessed by the auditor. He added that when getting a loan on their property, the property would be conforming in a planned Residential District versus non-conforming in an industrial district. Dave O'Neil of 241 Harrison St. asked if any of the vacant properties had sold. Mayor Hopper replied that one of the lots sold at 59 Holmes St. has sold, and is planned as a residence. Joe Clase, Plan 4 Land, representing the Galena Commerce Center, asked if we had expectations of changes in Zoning requirements. He also asked if there would be changes to their road access, or if their setback requirements on accesses would change. Zoning Inspector Levi Koehler explained that none of the changes will affect the Galena Commerce Center. Jane Davis, owner of 247 Harrison St., asked when the changes will take effect and if they will be notified of other hearings. Mayor Hopper explained that if the Zoning and Planning Commission recommended these changes, there would be a hearing before Village Council and they would pass the changes. Yes, all involved parties will be notified. The Commission reviewed this proposal several times and had no additional questions.

Mr. Swisher entered the meeting at 7:13

A motion to close the hearing was made by Stan Swisher and seconded by Alison Cherubini-Hillyer. The hearing was closed at 7:19.

Swisher – Yes    Hopper – Yes    Cherubini-Hillyer – Yes    Krupa – Yes

A motion to recommend: a change in zoning district classification from a Planned Industrial District (PI) to a Planned Residential District (PRD), initiated by the Village of Galena, for the following properties:

PIN: 41743105011000, ADDRESS: 59 Holmes St.  
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PIN: 41743105009000, ADDRESS: 65 Holmes St.  
PIN: 41743105008000, ADDRESS: 77 Holmes St.  
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PIN: 41743105035000, ADDRESS: 207 Harrison St.  
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PIN: 41743102029000, ADDRESS: 74 Holmes St.  
PIN: 41743102035000, ADDRESS: 104 Holmes St.

PIN: 41743102036000, ADDRESS: 112 Holmes St.  
PIN: 41743102037000  
PIN: 41743102039000, ADDRESS: 225 Harrison St.  
PIN: 41743102040000, ADDRESS: 233 Harrison St.  
PIN: 41743102041000, ADDRESS: 241 Harrison St.  
PIN: 41743102044000, ADDRESS: 247 Harrison St.  
PIN: 41743102045000, ADDRESS: 275 Harrison St.  
PIN: 41743102046000

Was made by Stan Swisher and seconded by Kathy Krupa. A roll call vote was taken

Swisher – Yes Hopper – Abstain Cherubini-Hillyer – Yes Krupa – Yes

Zoning inspector Levi Koehler gave his report to the commission. Concerning major subdivision submissions, The Retreat at Dustin, addresses have been assigned and sanitary and storm sewer are currently being installed. Arrowhead Lake Estates work has begun. The zoning inspector has determined the retention pond on Zoar Street needs regular maintenance. Blackhawk Phase D, all requirements have been met in order for construction to begin. Violation Progress report, 311 Walnut, Owner has contacted the Village and is planning to sell the home as single-family residence. Missing plastic was replaced in the upstairs window. 104 Holmes St. a letter was sent to the owner of the property concerning trash around the property. Staff met with Brian Coate of the Dublin Group to discuss alternative apartment options, few options are available. Staff attended the ODOT lecture on EPA storm water applications. Address files are being put together for Blackhawk Phase D.

Alison Cherubini-Hillyer asked if the Dublin Group planned to go forward with an apartment project Mayor Hopper explained the property they were looking at is closed off to access to Route 3. Additionally, staff plans to meet with O.D.O.T. because developers are being given inconsistent information regarding access to Route 3.

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, March 15 at 7 p.m.

At 7:28 p.m. Alison Cherubini-Hillyer made a motion to adjourn the meeting. Stan 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.