



Village of Galena PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 20, 2019

The Zoning and Planning Commission of the Village of Galena met on Wednesday February 20, 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, Mark Brooks and Kathy Krupa. Also present were Village Zoning Inspector Kenneth Levi Koehler, and Zoning Clerk Suzanne Rease. Also present were Steve and Sandra Mead, Arin Blair, Evan Bell, Scott Bell, Tyson Lane, David Walker and Joe Clase. Others in attendance were Brian Yeager, Michelle Yeager, Brian Hoar, Brian Kinzelman and several others. The meeting was officially called to order at 7:02 P.M.

Copies of the minutes from the meeting on January 16, 2019 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.

A Public Hearing for the application of Evan Bell for A VARIANCE TO REDUCE THE REQUIRED SIDE YARD SET-BACK to allow for the construction of a new single-family residence for the following described property:

Situated in the Village of Galena, in the Township of Berkshire, in the County of Delaware, and the State of Ohio.

Being known as 443 N. Walnut St., Parcel number: 41743104002000

The hearing was opened at 7:04 p.m., and all parties were sworn in by the court reporter Shana Wallace of Spectrum Reporting.

Evan Bell, the owner of 443 N. Walnut requested a variance to reduce the side yard set back on the south side of the property from 25 to 15 feet.

Levi Koehler, Zoning Inspector gave his report recommending the variance be given. He stated that a hardship exists due to the steeply sloping contour of the rear of the lot. The neighboring properties were granted a variance for the same reason.

Steve Mead of 435 N. Walnut, whose property borders the area where the variance is being requested, stated that he has no issue with the variance.

Scott Bell of 453 N. Walnut, the other neighboring property, asked if his property would be affected, and Zoning Inspector Levi Koehler explained that the variance did not border his property.

Mr. Brooks made a motion to close the hearing and Mr. Swisher seconded. A roll call vote was taken.

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

The hearing was closed at 7:12 p.m.

A motion to approve Variance To Reduce The Required Side Yard Set-Back to allow for the construction of a new single-family residence for the following described property:

Situated in the Village of Galena, in the Township of Berkshire, in the County of Delaware, and the State of Ohio.

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Mr. Brooks made a motion to approve the variance and Alison Cherubini-Hillyer seconded the motion and a Roll Call Vote was taken

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

The court reporter left the meeting.

Zoning inspector Levi Koehler gave his report to the commission. Concerning major subdivision submissions, The Retreat at Dustin, construction is underway, and a zoning certificate for a temporary sales trailer was issued. 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 for construction to begin.

Violation Progress report, 25 Holmes Street, an unlicensed black Escalade, notice sent 2/19/19. 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. Progress has ceased.

Permits Issued, A sales trailer and sign at Retreats at Dustin. 244 Hawking a deck permit, and Galena Commerce Center a temporary construction trailer

Brian Yeager, President and C.E.O. of Champion Homes began an informal discussion about an initial concept for a 222-acre development between Dustin and Plumb Roads. He began with the background of the company. Champion is a family owned company that manages 5000 units in the area. They have a commitment to a live, work, play atmosphere.

Mr. Yeager introduced Brian Kinzelman of MKSK, the company hired as the whole community planners for the project. His presentation stated the trend has moved from McMansions to smaller lots. Millennials are moving to stacked flats and condos. Open space is changing from yards to parks.

His presentation showed the 222 acres has 153 acres of developable ground. Preliminary plans show that they will keep the farmstead on Plumb Road. Entrances to the development will be on Plumb and Dustin Roads. Plans show a walkable neighborhood, an event space and a commercial area with dining. Preliminary plans show 8 acres devoted to office space, 13 acres of mixed use, 118 acres of residential and 67 acres of open space. Housing will be roughly 350 single family, 250 town homes and 500 apartments. The developer stressed that none of these figures are set in stone, they want the project to be a win/win for the developer and the Village.

Alison Cherubini-Hillyer asked if they planned to keep the woods, and questioned the small planned commercial area bordering a planned residential space. The developer indicated that they planned to keep the woods, and the commercial area bordering the planned residential space was small restaurants. Kathy Krupa asked if they planned to have a pool, and they developer indicated that that was in the plans. Additionally, the developer remarked that Romanelli and Hughes would likely be the builder for the single-family homes. Alison Cherubini-Hillyer requested a portfolio and the developer said they would provide a portfolio of their projects as well as invited the commission to tour some of their properties. Mr. Yeager also indicated the desire to move the company headquarters to the development.

Joe Clase of Plan 4 Land began the second informal discussion. His first presentation was regarding Ross Estates Subdivision. The family plans to reduce their 5 lot development to a 2 lot development due to the estimated costs of \$150,000 to develop the subdivision before sale. They plan to sell a 4.03-acre flag lot behind the home, and keep the 1.27-acre home. They will be responsible for extending the sewer along the street and the purchaser of the lot will be responsible for the sewer to the new residence. The need for a storm water plan is not anticipated.

Next, Mr. Clase presented a preliminary draft development plan for the Galena Commerce Center. He plans to return with a master plan. The plan will include office and warehouse space as well as planned roads with entrances on Holmes and Harrison Streets. Preliminary plans show buildings of uniform character with steel siding and roofing materials. Mayor Hopper pointed out that one of the indicated entrances is a major drainage area. Harrison Street, Holmes Street and the Heathermere Subdivision all drain that one area that is indicated as an access point to the commerce center. The Village Administrator, Jeff White, asked the commission to take into account the effect of increased commercial traffic on Holmes and Harrison streets.

Lastly Mr. Clase commented the Galena United Methodist Church is planning to file for annexation next month.

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, March 20th at 7 p.m.

At 8:45 p.m. Mark Brooks made a motion to adjourn the meeting. Alison Cherubini-Hillyer 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.