



Village of Galena PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 20, 2019

The Zoning and Planning Commission of the Village of Galena met on Wednesday March 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. Brian Yeager, Michelle Yeager, Brian Hoar, and others of Champion Homes were also in attendance. Numerous other members of the community were present, a list of those in attendance is attached at the end of the minutes. The meeting was officially called to order at 7:05 P.M.

Copies of the minutes from the meeting on February 20, 2019 had been distributed to all members by the Clerk. A motion to approve the minutes was made by Mark Brooks and seconded by Kathy Krupa and passed unanimously.

Brian Yeager, President and C.E.O. of Champion Homes began an informal discussion about an initial concept for a 222-acre development of Blackhawk Golf Course, and a portion of the Wright farm between Dustin and Plumb Road. He began with the background of the company. Champion is a family owned company. They have a commitment to build a live, work, play community. Mr. Yeager went over four key aspects of their development. The first was pride. Pride in their work and in the community. Connectivity, the second aspect, related to people easily being able to connect with each other and amenities. The third was trails, walking paths and bike paths. Having a win/win for residents and the company was the fourth. His presentation shows the 222-acre project with 5 units an acre

Mr. Yeager introduced Brian Kinzelman of MKSK, the company hired as a whole community planner for the project. His presentation stated the demand for large lots is decreasing while the demand for large houses on small lots is increasing. There is growing demand for stacked flats, townhomes and condos. This is largely due to millennials and retirees. He pointed out that mixed use zoning is on the rise because it's good for connectivity and good for schools.

His presentation showed their plans to preserve special places. They will use conservation planning that preserves wetland, ravines, wooded areas and open water. Their focus is on walkable neighborhoods with windows facing the streets, and street lights. They stress community open spaces, trails, park and a community pool.

They will focus on a neo-traditional design per The Village master plan. The proposed 5 units an acre is comparable to Granville at 5 units an acre and Clintonville at 8-10 units an acre. Their concept draft includes large parks, limited retail and professional offices. Also included are stacked flats, town-homes, senior condos, small lot residential homes and large lot homes. The Ohio to Erie trail will run through the development and they will have large set-back across the road frontage of what is currently Blackhawk golf course. They have not finalized a name but plan to tie it to the Village identity.

Mr. Kinzelman then asked the commission if they had any questions. Kathy Krupa asked about access points, parking and if a planned community means no surprises? The access points are planned for Dustin Rd., Plumb Rd., and Old 3C Highway. The parking will be contained according to code and a planned community mean the developer is limited to the use of space as presented in the development plan.

The mayor asked for comments from the audience. Non Village resident Annette McMurry, of 3690 Worthington Rd. asked about the burden to the schools, what about the increased need for police and fire and the additional traffic nightmare. The Mayor responded, the Village is the first community to set up its own New Community Authority (N.C.A), and we worked with the schools to develop sufficient millage for the schools to handle the increase in capacity. B.S.T.&G. Fire Department Chief Kovach is acutely aware of this planned development as well as others coming down the line and has planned for the increase in population. We have several options available should the council decide it is necessary to once again go into the police business. Traffic is going to increase, but the fact is this land is going to be developed, if not by this developer there are a line of others behind him.

Bill Hanly, of 3373 Wheelwright Dr., a non-village resident, expressed concern about traffic in an already overly congested area, and that apartments would make his home values go down. The mayor responded by saying traffic studies will be conducted by Delaware County and O.D. O.T. and folks have used that argument every time a development joins the Village and it hasn't happened yet.

Village resident Andy Pentello of 388 Hawking Ct. who is a fire fighter with the city of Columbus spoke. He is absolutely against rentals, people do not take care of rental properties and it drives down property values.

Village resident Brian Stentz of 311 Calebs Ct. stated a commercial development does not fit in with our rural atmosphere. Mayor Hopper explained the Village master plan was put in place in 2010. The master plan clearly shows the area as planned commercial development. Assuming the property is annexed to the Village the property will be developed with commercial or commercial mixed zoning.

Trent Lundberg of 9087 Dustin Rd., a non-village resident, stated that Galena has the #1 income per capita in central Ohio. The appeal for this area is for large upscale homes. He also was concerned about the increase in traffic.

A resident of Bennetts Knob subdivision asked why we, the Village, want them annexed into the Village, since someone asked them to join in the annexation. It was explained that Champion Homes, were doing it as a courtesy, so the residents didn't have to pay for their own annexation, and that the initial annexation paperwork has been filed.

Non-village resident, Michelle Hanly of 3373 Wheel Wright Dr. asked if Mr. Wright had signed the contract and Mr. Yeager said "Yes".

Rich Clum, a Galena resident, of 461 Hawking Dr. asked about the timeline. The mayor replied that it would take a minimum of a year for the annexation and development plan to go through but pointed out once again that this is a concept meeting and that a development plan application has not been filed. Commission member, Alison Cherubini- Hillyer asked if they had a builder in mind and Mr. Yeager said Romanelli and Hughes have expressed interest in the project.

John Frankel, a non-village resident, of 3313 Rome Corners Rd. was concerned that when he did the math with the town homes and apartments the density is 17.3 units an acre and a development like that has no place in this community.

Janet Herr of Dustin Rd. has lived in the community for 64 years and doesn't see any need for apartments or commercial properties.

Other members of the audience spoke but their statements were not clear because they did not come up to the microphone or because they did not speak into the microphone.

Michelle Yeager, co-owner of Champion homes explained that she handles their rental units. They keep their apartment complexes and manage them. They are in for the long-term investment. Their units are not 500 square foot, low income apartments. Most of their units are 1000 to 1500 square feet or more and most range in rent from \$1100 to \$2000.

At 8:42 the Commission took a short break

The Commission reconvened at 9:01

Zoning Inspector and Code Compliance Officer Levi Koehler went over his report with the commission. Concerning major subdivision submissions, The Retreat at Dustin, construction is underway, permits were issued for the clubhouse and pool. Arrowhead Lake Estates work has begun. Pulte has submitted drawings for Phase 2 to be reviewed by the Village and K.E.M. The zoning inspector has determined the retention pond on Zoar Street in the Heathermere Subdivision needs regular maintenance. The president of the Heathermere H.O.A. has been in contact with the zoning office and is getting quotes to remedy the overflow. Blackhawk Phase D; all requirements have been met for construction to begin.

Ross Estates; an amendment to their development plan will be heard at the April meeting. Miller Farm; Homewood representatives met with Village official to discuss a traffic study, and other matters related to the subdivision.

Violation Progress report; 311 N. Walnut St., 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, 300 White Pine Way -Clubhouse and pool, 236, 238, 240, 242 Honeywood Ln. New builds, 225 Red Oak Lane-Temporary sales trailer.

Sidewalk inspections were completed at 403, 413, and 423 Hawking Dr.

A zoning complaint form was created by former Assistant Village Administrator Jeanna Burrell because the Village liability insurance carrier determined receiving and processing a complaint from a resident about another resident without the other party knowing who the accuser is, may be considered illegal in court. Use of this form will now be required for all new complaints to the zoning inspector.

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, April 17th at 7 p.m.

At 9:15 p.m. Mark Brooks made a motion to adjourn the meeting. Stan 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.