



Village of Galena PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF JUNE 19, 2019

The Zoning and Planning Commission of the Village of Galena met on Wednesday June 19, 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 George Reiss, and Jack Seitzinger of 72 Holmes St.(Galena Commerce Center LLC), and Joe Clase of Plan 4 Land. Others in attendance were Bob Molter, Dave O'Neil, Todd Musacchio, Ron Kenefick and Michelle Hanley. The meeting was officially called to order at 7:10 P.M.

Copies of the minutes from the meeting on April 17, 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.

Copies of the minutes from the cancelled meeting on May 15, 2019 had been distributed to all members by the Clerk. A motion to approve the minutes was made by Alison Cherubini-Hillyer seconded by Stan Swisher and passed unanimously.

A Public Hearing re: the application of Galena Commerce Center LLC, for APPROVAL AMENDMENT TO A DEVELOPMENT PLAN 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 72 Holmes St., Parcel number: 41743102042000

The hearing was opened at 7:15 p.m., and all parties were sworn in by the court reporter Shana Wallace of Spectrum Reporting.

The hearing began with Mr. Clase giving a general description of the plan and asking for feedback from the Village and the Commission.

Mr. Clase asked about the setbacks, and explained they were looking for approval phase 1 of the amendment to the development plan. Building a new office space. They are also seeking approval of an amendment to the development plan for the entire complex.

Zoning Inspector Koehler requested that they provide a more detailed plan that shows where their existing renters are, and how much space they have. He also commented that their renters will be expected to remain in their designated area, and not let trash expand over the set backs

Mr. Clase explained that they were doing the engineering, and storm water for the complex, but they planned to sell some of the areas off as lots. Zoning Inspector Koehler requested additional details be put into the plan; show and explain phasing, and building should be designated as warehouse, shop, or office with the appropriate setbacks. The exterior details should be clear, for example, metal with a 25% natural facing. Developer should include a rendering of how the building will look. Mayor Hopper commented that the plan shows additional streets verses driveways. Additional streets will require a traffic study, and Holmes Street is not able to support that volume of heavy traffic. Streets would need to be built according to minimum requirements established by the Delaware County engineer. Mr. Clase inquired if a traffic study would be needed for phase one and Mayor Hopper commented that a traffic study would not be needed for approval of the office building. In addition storm water prevention and protection is required. The Zoning Commission was asked for comments and Allison Cherubini- Hillyer asked if the subdivision of lots would be commercial or residential. They will be commercial. She commented that this would be the perfect spot for a trail connection between the Galena brick trail and the trail from Walnut Creek. Mayor Hopper commented that all development plans are required to have a portion donated to the parks or trail system. Mr. Reiss stated he didn't think it would appealing or safe to have people walking or biking through and industrial complex. Mrs. Krupa stated that the edge of the property would be the perfect spot for a connector. Mr. Reiss asked how wide it would be and the Mayor said 20 feet is typical.

The Mayor commented that it would be wise to continue the hearing into next month and the developer could come back with the additional details requested by the commission. And Mr. Clase agreed. Mrs. Krupa commented that she would really like to see a trail connector in the next plan.

At 7:56 Alison Cherubini-Hillyer made a motion to table the matter and continue the hearing until the July meeting Mark Brooks seconded.

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, a building permit for the lift station was issued. Arrowhead Lake Estates work has begun. Pulte has submitted drawing for Phase two. The Mayor and Zoning Inspector Koehler have met with a neighbor on several occasions to discuss possible flooding issues. Estates at Blackhawk Phase D, construction has begun.

Blackhawk G.C./Wright Farm they will likely submit a development plan for review at the August meeting.

Concerning development plans, some work has been done on the foundation at the former site of Talula's.

Violation Progress report, 311 Walnut, Owner has contacted the Village and is planning to sell the home as single-family residence. 119 Water Tank Alley issues have been remedied. Zoning Inspector Koehler purchased an asbestos detection kit and plans to test the pipes left in the alley. Owner was advised of this, and that it would be in this best interest to clean up the pipes. 104 Holmes St. progress was made. 244 N. Walnut Shed is in disrepair. 51 Middle St. soffits are in disrepair, and the home is for sale. All other issues have been remedied.

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, July 17th at 7 p.m.

At 8:18 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.