



Village of Galena PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF February 19, 2020

The Zoning and Planning Commission of the Village of Galena met on Wednesday February 19, 2020 in the Council Chambers of the Village Hall at 109 Harrison Street, Galena, Ohio. Present were members; President Jill Love, Stan Swisher, Alison Cherubini-Hillyer, and Zach Hopper. Commission Member Kathy Krupa and Zoning Clerk Suzanne Rease were absent. Also present was Village Zoning Inspector Kenneth Levi Koehler. A list of the community members that were present is attached. The meeting was officially called to order at 7:00 P.M.

Copies of the minutes from the meeting on November 20, 2019 had been distributed to all members by the Clerk. A motion to approve the minutes was made by Stan Swisher and seconded by Alison Cherubini-Hillyer and passed unanimously.

Copies of the minutes from the cancelled meeting on December 18, 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.

Copies of the minutes from the cancelled meeting on January 15, 2020 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.

Copies of the minutes from the special meeting on January 15, 2020 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.

At 7:03 A Public Hearing before the Planning and Zoning Commission for Wednesday, February 19, 2020 at approximately 7:00 P.M. in the Council Chambers of the Village Hall located at 109 Harrison Street in Galena, Ohio re: A Recommendation to adopt the proposed Comprehensive Storm Water Management Regulations was called to order.

Zoning Inspector Kenneth Levi Koehler gave his report. He recapped the Planning and Zoning work session in January. Document updates were shared among the commission and approved via email.

At 7:04 a motion to close the hearing was made by Alison Cherubini-Hillyer seconded by Zach Hopper.

A roll call vote was taken:

Swisher – Yes Hopper – Yes Cherubini-Hillyer – Yes Love– Yes Krupa – N/A

A motion to recommend the Comprehensive Storm Water Management Plan to The Galena Village Council was made by Alison Cherubini-Hillyer and seconded by Stan Swisher.

A roll call vote was taken:

Swisher – Yes Hopper – Yes Cherubini-Hillyer – Yes Love– Yes Krupa – N/A

Zoning inspector Levi Koehler will advertise the hearing for the proposed Comprehensive Storm Water Management Plan.

Zach Hopper read a letter of complaint, and submitted it into record. No discussion followed.

Village Zoning Inspector Kenneth Levi Koehler submitted his zoning report.

Major Subdivision Submittal:

- **Retreat at Dustin:** Storm Water inspections have been conducted with Mark Rufener of KEM. Phase 2 construction has begun. A complaint about noise coming from the site has been addressed.
- **Arrowhead Lake Estates:** Storm Water inspections have been conducted with Mark Rufener of KEM. Construction on homes is underway. Village officials have met with the county and Pulte to determine a solution for the Old 3C entrance. Legislation was passed to allow for closing on a home that was built encroaching the front setback.
- **Blackhawk Phase-D:** Storm Water inspections have been conducted with Mark Rufener of KEM. Four homes are under construction.
- **Miller Farm:** Planning for entrances and road improvements is ongoing.
- **Ross Estates Subdivision:** The home has been sold. The contractor has been working with the Village regarding the sewer main extension.

DEVELOPMENT PLANS

- **Arrowhead Golf Course:** New maintenance building will commence construction soon.
- **39 Middle St. Talula's:** The building is under construction.

VIOLATION PROGRESS REPORT:

Exterior Property Maintenance: The Village has issued notices of violation to the following:

- **311 Walnut Street (Rental):** Windows have been repaired. Owner has had no recent contact with the Village.
- **104 Holmes St.:** Debris in yard/driveway. A notice about the junk truck in the driveway was mailed on 12/26/19. Some progress has been made; the truck is still present.
- **244 N. Walnut St.:** Sheds in disrepair.
- **51 Middle St.:** Soffits in disrepair. Home is for sale.

PERMITS ISSUED:

- 746 Fescue Rd. New Build
- 461 Hawking Dr. Deck
- 663 Flintlock Dr. New Build
- 697 Fescue Rd. New Build
- 727 Fescue Rd. New Build
- 725 Zoar St. New Build
- 735 Zoar St. New Build
- 755 Zoar St. New Build
- 42 West Columbus St. Temporary vendor permit expires: July 13, 2020

DEVELOPMENT INQUIRIES:

- Blackhawk Golf Course

OTHER:

- Organizing map files, filing paperwork with coordinating address files.

Resident Comments:

Village resident Ken Gunn of 101 Middle St. stated that he could not understand the information read by Zach Hopper. Zach restated his complaint. Alison Cherubini-Hillyer advised a copy of the complaint would be included with the meeting minutes.

Other:

Mayor Love and Councilman David Simmons met with a MORPC representative regarding improving the acoustics in the Village Hall. The goal is to make it easier for the audience to hear.

Mayor Love shared appreciation for Village John Bland, who completed repairs to the Council chamber.

Delaware County Finance Authority (DCFA) has recognized the need for attention to the traffic flow on State Rt. 3. They are working with Genoa, Berkshire, Galena and Sunbury to study a potential widening corridor.

Our next scheduled meeting is March 18, 2020

Alison Cherubini-Hillyer made a motion to adjourn the meeting. Stan Swisher seconded the motion. Motion passed unanimously. The meeting adjourned at 7:25 p.m.

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.