



## **Village of Galena PLANNING AND ZONING COMMISSION**

### *MINUTES OF THE ZOOM MEETING OF June 17, 2020*

The Zoning and Planning Commission of the Village of Galena met in a zoom meeting on Wednesday June 10, 2020. Present were members; Jill Love, Zach Hopper, Alison Cherubini - Hillyer and Stan Swisher. Kathy Krupa was absent. Village Zoning Inspector Kenneth Levi Koehler, and Zoning Clerk Suzanne Rease arrived about 10 minutes into the meeting due to technical difficulties. The meeting was officially called to order at 7:01 P.M.

Copies of the minutes from the meeting on May 20, 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.

Mayor Love introduced a discussion on proposed changes to the Zoning Code.

Zac Hopper was assigned Articles 4 Zoning Certificates. Article covers the when a zoning certificate is required, the application process, and conditions of the certificate. There are no recommended changes to this section. Section 4.04 and 4.05 Cover certificates of compliance. Sections 4.07 and 4.08 cover permits, effective dates and remedies. No changes were recommended.

Next Mayor Love reviewed Article 5 amendments. The primary change proposed in this section is to replace 5.07 with sections 10.06-10.08 of the current 2001 version.

Stan Swisher reviewed Article 6 which covers the appeals process. Zoning Inspector Levi Koehler explained applicants can appeal a decisions made by the Planning & Zoning Commission to the Village Council. If an applicant wants to appeal the Zoning Inspectors decisions they would go to the Planning & Zoning Commission first, then t Village Council and last to municipal court. In Article 6.04 the Zoning Inspector clarified the applications are not processed until their fee is paid in full.

Zach Hopper reviewed Article 7 titled Variances. There were no significant changes to this section.

The Commission decided to wait until Kathy Krupa was in attendance to review Article 8 titled Conditional Uses.

Stan Swisher reviewed Article 9 titled Non-Conforming Uses. Alison Cherubini-Hillyer explained a non-conforming use is when the use of the property does not match how it is zoned. It was suggested there be a time frame of one year, with extensions as needed, be added to 9.03, restoration. Alison Cherubini-Hillyer recommended that the subjective language be removed from Article 9.04

Article 10 was assigned to Mayor Love. Article 10 covers severability and repeal. Article 1.01 is one section of the Zoning Ordinance is found invalid, it does not equate to the entire ordinance being invalid. Article 10.3 Alison Cherubini-Hillyer questioned where it came from. In short if someone submits a development plan now, it would be under the current zoning code.

Article 12 was reviewed by Alison Cherubini-Hillyer. Article 12 covers zoning districts and maps. Mayor Love reviewed the district densities as described in the 2020 Zoning Code and is concerned that they do not align with the Master Plan. Alison Cherubini-Hillyer expressed concern that planned mixed use districts have no density or guidance. The master plan refers to a commercial downtown, but it has mixed use. Zoning Inspector Levi Koehler explained that a commercial district can include everything from a warehouse to residential homes. The downtown is a mixed use district. Alison Cherubini-Hillyer requested Mayor Love ask the Village Council to approve a committee that would get citizens input on the density of districts and make sure The Village Zoning Code aligns with the Village Master Plan. Stan Swisher said he thought it was worth a try. Zach Hopper had no comment. Nicole Walker of , suggested someone reach out to Renee Vaughn to see how she formed and ran her committee. Alison Cherubini-Hillyer explained she was aware of a PAC watching how The village operates, and she wants to make sure the Zoning Code and Master plan match so we do not get involved in a lawsuit. Nick Pezzutti of Hawking Dr. suggested that it is important that both documents align, and he thought it was important to have clearly defined densities.

Alison Cherubini-Hillyer mad a motion to request Village Council to approve a community committee for the purpose of getting the communities input on densities and districts, Stan Swisher seconded. Mayor Love was also in favor, and Zach Hopper was opposed.

Zoning inspector Levi Koehler read his report. The report is attached to these minutes.

At 9:05 Alison Cherubini-Hillyer made a motion to adjourn the meeting and Zach Hopper seconded the motion. The motion passed unanimously.

  
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Zoning Clerk

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Chairman