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PLANNING AND ZONING COMMISSION

Minutes of the Zoom Meeting of May 19th, 2021

- Attendees: P&Z Commission of the Village of Galena Members Mayor Jill Love, Kathy Krupa, Stan Swisher, Alison Cherubini-Hillyer, Nick Pezzuti, Zoning Inspector Levi Koehler. Village of Galena Residents, Zach Hopper.
- Meeting called to order at 7:02pm

ROLL CALL

- Present were P&Z Commission Members Nick, Kathy, Stan, Jill, and Alison joined remotely.

Presentation of the Minutes from April 21st, 2021 meeting

- Motion to accept the minutes by Kathy Krupa
- Second by Nick Pezzuti
- Roll call vote - unanimous yes

GUEST PARTICIPATION – None

SUBJECT DISCUSSIONS:

Master Plan Review

Mayor Love asked if all agree that the goal is to review and update not re-write the Master Plan and Zoning Maps to align with the Zoning Codes re-work recently done. With tonight's meeting agreement on what/how sections have been assigned to the group in order to share the burden of reviewing the Master Plan.

Nick agreed and then asked who was assigned which sections. Mayor Love shared the sheet created by Alison that was sent in an email to the group demonstrating who is responsible for which areas. The sheet reviewed shows areas to notate Current Version of Master Plan Sections with space to list proposed updates/changes and how the section is divergent from newly updated Zoning Code.

Mayor Love asked if anyone did NOT want their section as assigned. No Rejections.

Alison shared that there are Maps that will need to be reviewed. Existing Maps have been highlighted manually and we may need to look into some electronic application to update the maps and clean up the versions available. Also Chapters 8 & 9 were left unassigned. They are repetitive of previous Chapters that will need to be a combined effort for review. What Alison does not have yet is a Word version of the document. Nick stated he will try to convert the document from PDF to Word and share back to the team.

Mayor Love wanted to set a deadline of next Planning and Zoning Meeting (June 16th) for everyone to have their section reviewed and notes filled into the comparison document from Alison for the group to review. Alison suggested any notable items for discussion on each members section should be shared out on teams with the group so that discussions can begin prior to the next P&Z meeting.

Nick Pezzuti asked if the Map needed to be tackled first. Alison stated that changes may need to occur to the Map prior to and during review. Mayor felt that Council would not need the map during their review discussions, they understand that the Map will be revised as the Planning and Zoning Committee works thru the process of reviewing the Master Plan.

One concern was raised by David Simmons of Village Council regarding the historic overlay district and the establishment of an Architecture Review Board and the legislation that would precede that ARB formation. Mayor Love was given a resource to reach out to for a list of examples of how that process is done. This process has been forwarded to Ken Molnar, village solicitor for review and consideration at a later time in this process.

Mayor Love continued that as a P&Z Commission there are decisions needing to be made on the reach and oversight and boundaries that would be for that ARB to oversee. The suggestion has been that there be a District set up first. The Village Council can be very insightful in these discussions.

Mayor Love spoke with Chris Bauserman about what the Village can do for the roads coming into Galena to increase safety for traffic entering and going through the Village. Rumble Strips would be disruptive to the guests of the Village Center businesses especially as residents and guest continue to enjoy the increased number of outdoor spaces.

Nick asked if reduced speed limit ahead signage could be helpful, ilo rumble strips, as well as back up where the speed limit begins. Alison shared that the State of Ohio increased the speeds unbeknownst to the Village. Levi shared that those were County determinations and that the roads leading into the Village proper are outside of Galena's jurisdiction.

Mayor Love brought up the Bike Traffic including the Pan Am for Hope as well to Chris Bowserman as far as traffic safety.

Mayor Love stated that she has also reached out to Anne Riley that is involved in Real Estate within City of Columbus regarding property issues with the Watershed Bldg location. Anne stated that City will not give up the land adjacent to the Watershed Building across from the parking lot for the boardwalk. Jill Love asked again that Galena would like to at least get an easement up to the building. Also asked if Anne Riley could be helpful in getting connected with Tony Roman that is in charge of City Owned Docks.

Grant Money is something that had been pending for a boat/kayak ramp adjacent to the Boardwalk. Galena would be responsible for finding the money if Columbus would approve the dock location.

Mayor provided an update on Dustin/Blackhawk. The land is being leased to farm until build/development proposal worked out with financing. Romanelli had asked for 8 million that is not feasible in the way that it was originally proposed.

Also shared that Mayor Tommy Hatfield has stepped down as Mayor of Sunbury. The President of Sunbury Council Joe St. John has stepped in as interim Mayor.

Miller Farms and Galena to discuss up front buy of Tap Fees from the development. They have also discussed becoming part of the NCA. (New Community Authority – NCA) that helps oversight of financing of New Developments.

Kathy Krupa asked about Galena Crossing; Levi Koehler elaborated that Galena Crossing will be including a private Lift Station that will tie into the Village Sewer Plant for that developments waste water treatment.

ZONING INSPECTOR'S REPORT:

Levi shared that the Galena Veterinary Building is updating it's engineering on the project.

Major Subdivisions

- Mark Rufener and Levi have performed Storm Water Inspections at all Major Subdivisions.
- Miller Farm was discussed.

Development Plans

- 1811 S. Galena Plan as covered in meeting
- 51 Middle street as covered in the meeting

Violations Progress Report

- List compiled and sent.

Permits Issued

- 6 New build permits
- 1 shed, 2 fences, and 2 deck permits

Other

- 3 side walk inspections
- Sambuca's greenhouse has been listed with a realtor.
- Met with Homewood regarding Miller Farm waste water treatment plans.

Kathy Krupa added that she received an update call from Delaware Engineer Doug Riedle. The funds that Galena and Berkshire have will be adequate in order to do the work to the road INCLUDING the addition of the left side curbs and concrete gutters.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

- None

NEW BUSINESS

- Mayor Love announced the Ribbon Cutting for Son of Thurmans and Talulas on May 29th beginning at 10:00am.
- July meeting to be in person with continued Access via Zoom for participants.
- The next meeting of the Planning and Zoning Commission is scheduled for June 16th, 2021 at 7:00PM (EST)

ADJOURNMENT

Motion to Adjourn at 7:45pm

- Motion to Adjourn by Alison Cherubini-Hillyer
- Second by Stan Swisher & Nick Pezzuti

Roll Call Vote – Unanimous Yes.