

Village of Galena ♦ 109 Harrison Street, PO Box 386, Galena, Ohio 43021 ♦ 740-965-2484

VILLAGE OF GALENA PLANNING & ZONING COMMISSION MEETING MINUTES

Date: March 18, 2026

Time: 7:00 PM

Location: Galena Village Hall- 109 Harrison St, Galena OH 43021

1. Call to Order

The regular meeting of the Village of Galena Planning & Zoning Commission was called to order at 7:02 PM by Mayor Jeff Kinnell.

2. Oath of Office

Council Representative Zach Hopper administered the oath of office to Tim Erb, who was duly sworn in as a member of the Planning & Zoning Commission.

3. Roll Call

Absent: Seth Everett

Present: All other members

Additional Attendees: Matt Shock (Zoning Officer), Lauren Frank (Zoning Clerk), sign in sheet available upon request

4. Opening Remarks

Mayor Jeff Kinnell acknowledged Alison Cherubini-Hillyer for nearly 12 years of service, recognizing her contributions to major initiatives including the Arrowhead Development and Comprehensive Plan Update.

5. Guest Comments



No guest comments were made.

6. Approval of Minutes

A motion to approve meeting minutes from February 2026 Planning & Zoning Commission meeting.

Motion to approve made by Tim Erb. Motion seconded by Michelle Parsons.

Motion passed unanimously in a voice vote.

7. Zoning Report

Matt Shock, Zoning Officer, presented his Zoning Report.

Miller Farm Development Updates

- Section 1: Substantially complete; all lots in permitting except model home.
- Section 2: Progressing; homes beginning to close and residents moving in.
- Section 3A: Initial construction underway.
- Sections 3B, 4A, 4B: Pre-construction meeting completed; construction to begin.

Development Activity

- 42 W. Columbus Street: Recommended for approval; scheduled for Council public hearing.
- **Arrowhead Development:**
 - Approval invoice was paid and zoning certificate was issued.
 - Lot split approved to allow early development of a parcel.
- Miller Farm: Permit issued for pool house and pavilion.

Permitting & Process Improvements

- Implementation of temporary grading certificates due to weather-related challenges.
- Allows continued home closings prior to final as-built approvals.



8. Other Business

Discussion on the intersection of Vans Valley Road and Joe Walker Road:

Original plans included roadway improvements (curve softening), later removed from final county-approved plans. Alternative safety improvements proposed by the Village were denied by the County. Ongoing coordination planned with developer (MI Homes) to revisit solutions with the County. County prioritization is based on traffic data; current volumes have not met thresholds for action. A known fatal accident at the location has been acknowledged by the County.

Arrowhead Project

- Golf course is currently not expected to reopen.
- Romanelli & Hughes anticipates groundbreaking in Fall, pending additional approvals.
- Ongoing coordination meetings scheduled.

Traffic Study

- Draft summary report available for review.
- Full report available upon request.
- Final report and recommended improvements forthcoming.

10. Next Meeting

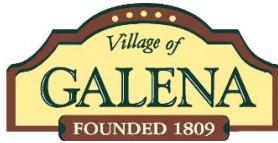
The next regular meeting of the Planning & Zoning Commission is scheduled for Wednesday, April 15, 2026, at 7:00 PM

11. Adjournment

Motion to adjourn the meeting made by Michelle Parsons. Motion seconded by Zach Hopper.

Motion passed unanimously in a voice vote.

The meeting was adjourned at 7:15 PM.



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