

1 DEMOLITION PERMIT & ZONING CODE UPDATES AND CORRECTIONS

2 VILLAGE OF GALENA

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ORIGINAL

HEARING

DATE: NOVEMBER 19, 2025

REPORTER: KAYLEIGH KINNAMON

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1	APPEARANCES	Page 2	1	STIPULATION	Page 4
2			2		
3	Jeff Kinnell, Mayor of Galena; Lauren Frank, Administrative Assistant; Allison Cherubini-Hiller, Planning and Zoning Commission Member; Seth Everitt, Planning and Zoning Commission Member; Kathy Krupa, Planning and Zoning Commission Member; Matt Shock, Zoning Inspector; Zach Hopper, Resident		3	The PUBLIC HEARING was taken at GALENA VILLAGE HALL, 109 HARRISON STREET, GALENA, OHIO 43021, on WEDNESDAY the 19TH day of NOVEMBER 2025 at 7:00 p.m. (ET); said HEARING was taken pursuant to the AGREED UPON RULES OF THE PRESENT PARTIES.	
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9			9	It is agreed that KAYLEIGH KINNAMON, being a Notary Public and Court Reporter for the State of OHIO, may swear the witness.	
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18			18		
19			19		
20			20		
21			21		
22			22		
23			23		
24			24		
25			25		
1	INDEX	Page 3	1	PROCEEDINGS	Page 5
2			2		
3		Page	3	MAYOR KINNELL: All right, folks. It's now	
4	PROCEEDINGS	5	4	7:01. We'll bring this Planning and Zoning	
5			5	Commission meeting to order. Lauren, can you do	
6	EXHIBITS		6	roll call for us, please?	
7			7	MS. FRANK: Michelle is absent. The rest of	
8	Exhibit	Page	8	the commission is present.	
9	A - Demolition Permits	12	9	MAYOR KINNELL: Thank you, Lauren. Any guest	
10	B - Zoning Code Redline Index	12	10	comments tonight? Okay. We're going to have an	
11			11	open -- or, actually, they're going to approve the	
12			12	minutes. These minutes, folks, were the ones that	
13			13	were updated last -- in our last meeting. Do we	
14			14	have any questions or issues with the minutes? Can	
15			15	I have a motion to approve the minutes, please?	
16			16	MS. CHERUBINI-HILLER: I will make the motion	
17			17	to approve the minutes.	
18			18	MAYOR KINNELL: Do I have a second?	
19			19	MR. EVERITT: I'll second it.	
20			20	MAYOR KINNELL: Seth, second. All in favor,	
21			21	say aye.	
22			22	GROUP: Aye.	
23			23	MAYOR KINNELL: Opposed? Okay. We're moving	
24			24	to an open hearing to go over the proposed language	
25			25	changes to our zoning code. These are things we've	

Page 6

1 talked about quite a bit in the last several months.
 2 But to start the open hearing, we'll let you start
 3 it for us.

4 THE REPORTER: All right. It is 7:02. Will
 5 anybody be presenting to be sworn in?

6 MAYOR KINNELL: Nope. Matt Shock will be
 7 presenting.

8 THE REPORTER: Perfect. If I can have you
 9 raise your right hand? Do you solemnly swear or
 10 affirm the testimony you're about to give will be
 11 the truth, the whole truth, and nothing but the
 12 truth?

13 MR. SHOCK: I do.

14 THE REPORTER: Thank you.

15 MAYOR KINNELL: Okay. Team, what I thought
 16 we'd do, because -- let's start with the demolition
 17 language. We read all of this into the record last
 18 month. We all had a chance to read a little bit. I
 19 just thought tonight -- we don't have to reread
 20 this, but if -- Matt, if there is anything that has
 21 changed from last month, it -- could you just let
 22 the commission know?

23 MR. SHOCK: Yes. So the two updates are to the
 24 very top there. We got rid of the force majeure, or
 25 however you say it, term, and replaced that with

Page 7

1 unforeseeable circumstances. And then the other
 2 thing was we added a provision for the potential
 3 requirement of a performance bond in Section C.
 4 Other than that, everything is exactly the same.

5 MAYOR KINNELL: Does anybody have any questions
 6 about those two changes? No questions? Okay. No
 7 other comment?

8 MR. SHOCK: Yeah.

9 MAYOR KINNELL: Thank you, Matt. All right,
 10 moving to the other changes. You'll see there's a
 11 little packet here with the other changes, the fence
 12 and other things, here. Matt, if you could just
 13 walk through the changes, please --

14 MR. SHOCK: Yeah. Not a problem.

15 MAYOR KINNELL: -- page by page.

16 MR. SHOCK: I know we've been through -- been
 17 over these a couple times when we thought we were
 18 ready, and then we had other things to do. But
 19 first correction is just the table of contents, and
 20 I found the numbering was messed up, so I redlined
 21 it to correct all of that. So those will get fixed.

22 On Page 44 of the zoning code -- let's see
 23 here. There's a citation error. It should say
 24 Section 26.13 instead of 26.14. So that will get
 25 updated. On Page 57, it's another citation

Page 8

1 correction. Should say Article -- did say Article
 2 26, and now it will say Article 29, like it should.
 3 For Page 101, we -- this is all the fence
 4 height corrections and things that we did for the
 5 hard pool cover changes. So gates, automatic
 6 closing, all that sort of stuff. And then on Page
 7 156, there's another citation correction. And
 8 that's it. Just some minor typos with that.

9 MAYOR KINNELL: So again, to revisit some
 10 of this. As I recall, we had the issue with pool
 11 covers in some of the homes. They had hard
 12 covers --

13 MS. KRUPA: And no fencing.

14 MAYOR KINNELL: -- which in some locations that
 15 is plenty good enough. But we had talked through
 16 that pretty extensively and came up with the, hey,
 17 if they want to do a hard pool cover, that's fine,
 18 but they also need to have fencing. And I do
 19 believe we grandfathered in the --

20 MS. KRUPA: Uh-huh.

21 MAYOR KINNELL: -- the existing homeowners; is
 22 that right?

23 MR. SHOCK: Yes.

24 MAYOR KINNELL: So this allows us to catch
 25 up with the language in our code, and make it

Page 9

1 consistent with what we've -- you know, we've talked
 2 about as a commission, right? Zach, you must have
 3 a -- name and address, please?

4 MR. HOPPER: Zach Hopper, 275 Harrison Street.
 5 So for the table of contents, the red numbers are
 6 the numbers that are going to be changed, correct?

7 MR. SHOCK: Yeah. That's what they --

8 MR. HOPPER: So for Article 9, "Nonconforming
 9 Use of 9.05," you have the page number listed as
 10 334? Now --

11 MS. FRANK: I see that.

12 MR. HOPPER: All right.

13 MS. FRANK: Yeah, extra 3.

14 MAYOR KINNELL: Good catch, Zach. So it should
 15 be -- what should be, Matt? 34?

16 MR. SHOCK: Yeah.

17 MS. FRANK: Yeah. It falls in --

18 MAYOR KINNELL: Always count on Zach.

19 MS. FRANK: Yeah, 3.

20 MR. HOPPER: Thank you.

21 MS. FRANK: Get rid of the first 3.

22 MAYOR KINNELL: All right.

23 MR. HOPPER: And we -- did you get any others?

24 MR. SHOCK: Same page with red numbers.

25 MR. HOPPER: Okay.

<p style="text-align: right;">Page 10</p> <p>1 MAYOR KINNELL: So, team, do we have anything 2 else to comment on with these two proposals? Okay. 3 With that, I'll ask for a motion to close the open 4 hearing.</p> <p>5 MS. CHERUBINI-HILLER: I'll make the motion to 6 close the open hearing.</p> <p>7 MAYOR KINNELL: Do we have a second?</p> <p>8 MR. EVERITT: I'll second the motion.</p> <p>9 MAYOR KINNELL: Seth, second. And I think we 10 need a roll call for that, Lauren.</p> <p>11 MS. FRANK: Seth?</p> <p>12 MR. EVERITT: Yes.</p> <p>13 MS. FRANK: Kathy?</p> <p>14 MS. KRUPA: Yes.</p> <p>15 MS. FRANK: Mayor?</p> <p>16 MAYOR KINNELL: Yes.</p> <p>17 MS. FRANK: Allison?</p> <p>18 MS. CHERUBINI-HILLER: Yes.</p> <p>19 MAYOR KINNELL: Okay. I'll make the first 20 motion regarding the demolition language. I motion 21 to approve the demolition changes as presented, 22 enter these changes into the record, and recommend 23 these changes to counsel as presented. Do I have a 24 second?</p> <p>25 MR. EVERITT: Second.</p>	<p style="text-align: right;">Page 12</p> <p>1 MS. FRANK: Allison?</p> <p>2 MS. CHERUBINI-HILLER: Yes.</p> <p>3 MAYOR KINNELL: Matt, if you want to enter 4 those two into the record, please?</p> <p>5 MR. SHOCK: Yes. Exhibit A will be the 6 demolition permit updates, and Exhibit B will be the 7 other zoning code redlines.</p> <p>8 (Exhibit A was marked for identification.)</p> <p>9 (Exhibit B was marked for identification.)</p> <p>10 MS. FRANK: Thank you, Matt.</p> <p>11 MAYOR KINNELL: Thank you, Matt. Good job, by 12 the way. And you're excused when you're -- when 13 you're ready. Thank you.</p> <p>14 (Hearing concluded at 7:08 p.m. ET)</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 11</p> <p>1 MAYOR KINNELL: Thank you, Seth. And when 2 you're ready, Lauren.</p> <p>3 MS. FRANK: Seth?</p> <p>4 MR. EVERITT: Yes.</p> <p>5 MS. FRANK: Kathy?</p> <p>6 MS. KRUPA: Yes.</p> <p>7 MS. FRANK: Mayor?</p> <p>8 MAYOR KINNELL: Yes.</p> <p>9 MS. FRANK: Allison?</p> <p>10 MS. CHERUBINI-HILLER: Yes.</p> <p>11 MAYOR KINNELL: Regarding the other zoning code 12 changes that's in our packet, the citation 13 corrections and fence height corrections, et cetera, 14 I motion to approve these changes as presented, 15 enter these changes into the record, and recommend 16 these changes to Counsel as presented. Do I have a 17 second?</p> <p>18 MS. CHERUBINI-HILLER: I'll second.</p> <p>19 MAYOR KINNELL: Thank you.</p> <p>20 MS. FRANK: Seth?</p> <p>21 MR. EVERITT: Yes.</p> <p>22 MS. FRANK: Kathy?</p> <p>23 MS. KRUPA: Yes.</p> <p>24 MS. FRANK: Mayor?</p> <p>25 MAYOR KINNELL: Yes.</p>	<p style="text-align: right;">Page 13</p> <p>1 CERTIFICATE OF REPORTER</p> <p>2 STATE OF OHIO</p> <p>3</p> <p>4 I do hereby certify that the hearing in the foregoing 5 transcript was taken on the date, and at the time and 6 place set out on the Title page hereof by me and that 7 the said matter was recorded digitally by me and then 8 reduced to typewritten form under my direction, and 9 constitutes a true record of the transcript as taken, 10 all to the best of my skill and ability. I certify that 11 I am not a relative or employee of either counsel and 12 that I am in no way interested financially, directly or 13 indirectly, in this action.</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22 KAYLEIGH KINNAMON</p> <p>23 COURT REPORTER / NOTARY</p> <p>24 MY COMMISSION EXPIRES: 02/01/2029</p> <p>25 SUBMITTED ON: 12/01/2025</p>

Exhibits	9.05 9:9	code 5:25 7:22 8:25 11:11 12:7	extensively 8:16	height 8:4 11:13
Exhibit A Hearing 12:5,8	A	comment 7:7 10:2	extra 9:13	hey 8:16
Exhibit B Hearing 12:6,9	absent 5:7	comments 5:10	F	homeowners 8:21
1	added 7:2	commission 5:5,8 6:22 9:2	falls 9:17	homes 8:11
101 8:3	address 9:3	concluded 12:14	favor 5:20	Hopper 9:4,8, 12,20,23,25
156 8:7	affirm 6:10	consistent 9:1	fence 7:11 8:3 11:13	I
2	Allison 10:17 11:9 12:1	contents 7:19 9:5	fencing 8:13, 18	identification 12:8,9
26 8:2	Article 8:1,2 9:8	correct 7:21 9:6	fine 8:17	issue 8:10
26.13 7:24	automatic 8:5	correction 7:19 8:1,7	fixed 7:21	issues 5:14
26.14 7:24	aye 5:21,22	corrections 8:4 11:13	folks 5:3,12	J
275 9:4	B	counsel 10:23 11:16	force 6:24	job 12:11
29 8:2	bit 6:1,18	couple 7:17	found 7:20	K
3 9:13,19,21	bond 7:3	cover 8:5,17	FRANK 5:7 9:11,13,17,19, 21 10:11,13,15, 17 11:3,5,7,9, 20,22,24 12:1, 10	Kathy 10:13 11:5,22
334 9:10	bring 5:4	covers 8:11,12	G	KINNELL 5:3, 9,18,20,23 6:6, 15 7:5,9,15 8:9, 14,21,24 9:14, 18,22 10:1,7,9, 16,19 11:1,8, 11,19,25 12:3, 11
34 9:15	C	D	gates 8:5	
4	call 5:6 10:10	demolition 6:16 10:20,21 12:6	give 6:10	
44 7:22	catch 8:24 9:14	E	good 8:15 9:14 12:11	
5	cetera 11:13	enter 10:22 11:15 12:3	grandfathered 8:19	
57 7:25	chance 6:18	error 7:23	GROUP 5:22	
7	changed 6:21 9:6	EVERITT 5:19 10:8,12,25 11:4,21	guest 5:9	L
7:01 5:4	circumstance	excused 12:12	H	language 5:24 6:17 8:25 10:20
7:02 6:4	s 7:1	exhibit 12:5,6, 8,9	hand 6:9	Lauren 5:5,9 10:10 11:2
7:08 12:14	citation 7:23, 25 8:7 11:12	existing 8:21	hard 8:5,11,17	listed 9:9
9	close 10:3,6		Harrison 9:4	locations 8:14
9 9:8	closing 8:6		hearing 5:24 6:2 10:4,6 12:14	

M	6:2 10:3,6 Opposed 5:23 order 5:5	11:2 12:13 recall 8:10 recommend 10:22 11:15 record 6:17 10:22 11:15 12:4 red 9:5,24 redlined 7:20 Perfect 6:8 performance 7:3 permit 12:6 Planning 5:4 plenty 8:15 pool 8:5,10,17 potential 7:2 present 5:8 presented 10:21,23 11:14, 16 presenting 6:5,7 pretty 8:16 problem 7:14 PROCEEDING S 5:1 proposals 10:2 proposed 5:24 provision 7:2	talked 6:1 8:15 9:1 team 6:15 10:1 term 6:25 testimony 6:10 thing 7:2 things 5:25 7:12,18 8:4 thought 6:15, 19 7:17 times 7:17 tonight 5:10 6:19 top 6:24 truth 6:11,12 typos 8:8
N		S	U
Nonconformin g 9:8 number 9:9 numbering 7:20 numbers 9:5, 6,24		Section 7:3,24 Seth 5:20 10:9, 11 11:1,3,20 Shock 6:6,13, 23 7:8,14,16 8:23 9:7,16,24 12:5 solemnly 6:9 sort 8:6 start 6:2,16 Street 9:4 stuff 8:6 swear 6:9 sworn 6:5	Uh-huh 8:20 unforeseeable 7:1 updated 5:13 7:25 updates 6:23 12:6
O	raise 6:9 read 6:17,18 ready 7:18	T	W
open 5:11,24		table 7:19 9:5	walk 7:13