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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of April 20th, 2022

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Michael Fry, Alison Cherubini-Hillyer, Timothy Erb, Nick Pezzuti. Present via Zoom were Galena Residents Thomas and Zachary Hopper. Who later joined meeting in person due to Zoom audio issues.
- Meeting called to order at 7:00pm

ROLL CALL

- Present were P&Z Commission Members Alison, Nick, Jill, Tim, Mike

Presentation of the Minutes from March 16th, 2022 meeting

- Motion to approve the minutes by Mike Fry
- Second by Nick Pezzuti
- Roll call vote - unanimous yes

GUEST PARTICIPATION - None

SUBJECT DISCUSSIONS:

- Public Hearing** – to review the proposed amendments to the Zoning Ordinances sections.
- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.

Mayor Love requested a motion to open the public hearing at 7:08pm

- Motion to open the hearing by Alison Cherubini-Hillyer
- Second by Timothy Erb

The Public Hearing commenced with Levi Koehler reviewing the zoning ordinances that the Planning and Zoning Commission were recommending changes for.

- Article 15.11(A) - updates to dwelling type table
- Article 15.11(C) - update to building dimensions and table note
- Article 17.03(K) - revised "apartments", update to table note
- Article 17.06(W) - revisions to density; revisions to Single-family densities
- Article 26.14 - revised PRD and PMUD maximum density
- Definitions - added "Apartment", "Multi-family residence", "Single-family residence", update to "Non-residential structure"

Additionally areas for clarification of verbiage;

- 15.11 development standards changing from Apartments to Multi Family
- 17.03 verbiage again Apartments to Multi Family

Full copies of public hearing records available by request to the Village.

Mayor Love asked if any of the P&Z Commission members had questions, Alison Cherubini-Hillyer asked for some addition clarification on items – discussions continued until agreement reached on definitions.

Mayor Love requested a motion to Close the public hearing at 7:15pm

- Motion to close the hearing by Nick Pezzuti
- Second by Alison Cherubini-Hillyer
- Roll call vote - unanimous yes

Residents Thomas and Zachary Hopper arrived to the meeting to hear the discussion due to Zoom technical difficulties and requested a re-cap of the changes to the ordinances.

Mayor Love requested a motion to RE-open the public hearing at 7:17pm

- Motion to open the hearing by Alison Cherubini-Hillyer
- Second by Nick Pezzuti

Levi Koehler re-capped the zoning ordinance suggested changes/revisions. Mayor opened for questions. No additional inquiries from attendees.

Mayor Love requested a motion to Close the public hearing at 7:20pm

- Motion to close the hearing by Alison Cherubini-Hillyer
- Second by Mike Fry
- Roll call vote - unanimous yes

Planning and Zoning Meeting commenced with the **Ongoing review of the Village of Galena Master Plan.**

Mayor Love commenced with discussions surrounding The Village of Galena’s Master Plan that will be sent to Scott Sanders at Delaware Area Regional Planning Commission for his review and input. The original Master Plan was done in 2001 when the document was professionally prepared. Allison has not been able to complete the updates and combine into one document yet for review but is working on that so that it can be handed off to RPC and Scott for final review.

With the continued discussions of The Master Plan the overall consensus continues to be the need to balance the message of Growth and Development while maintaining “who Galena is”.

Michael Fry shared, in his opinion, and what most residents he has spoken with admire; “Galena is a Diamond in the rough”. Collectively We want to retain that feeling while working alongside future development plans.

Timothy Erb shared we are limited in scope of what we can do, but that is ok, as long as we continue to keep in mind “who Galena is and wants to be”.

Mayor Love added that it is important to understand the impact studies of overall development plans.

Mayor Love continued that she would like to see a team of zoning personnel getting together with surrounding areas to compare/contrast zoning codes to work together on future growth.

Michael Fry agreed that a lot of good can come from collaborating with our surrounding townships, and villages.

Nick Pezzuti stated that each city/town/village can get tunnel vision when mainly focused on own areas.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

Major Subdivisions:

- Updated

Development Plans:

- Public Hearing at next month's meeting for development plans of 104 Holmes Street

Violations Progress Report:

- Ongoing follow up with any properties in violation

Permits Issued:

- 15 New builds
- 4 Decks
- 1 fence

Development Inquiries

- Miller Farms – emergency recovery for sewer finally approved by City of Columbus
- Arrowhead/Schottenstein
 - Original drawings densities too high – Village denied

Alison Cherubini-Hillyer thanked the Village development team for keeping in line with the Master Plan and Village Zoning when meeting with these developers.

Levi Koehler shared that the Vet Clinic's interior is almost completed.

Mayor Love shared that during the renovations of the Galena Diner addition and the build out of the new restaurant attached there was a grease spill that is being remediated professionally.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS

- Mayor Love shared that the Village website is almost completed.
- New Front Steps completed leading into the Village Building
- Levi Koehler mentioned Sunbury Apartments as a “watch” for Development

Next meeting is at 7:00 pm Wednesday May 18th, 2022.

ADJOURNMENT

Motion to Adjourn at 7:46p.m.

- Motion to Adjourn by Michael Fry
- Second by Nick Pezzuti

Roll Call Vote – Unanimous Yes.