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## PLANNING AND ZONING COMMISSION

### *Minutes of the Zoom Meeting of April 21st, 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, Susan Coots-Anderson of Susan Coots-Anderson Reporting Inc, this evenings Court Reporter. Village of Galena Residents, Zach Hopper, Mary Howard, Ron Lehman, Chris Underwood, Keith Johnson, Ken Gunn, and Jane Jackson
- Meeting called to order at 7:00pm

#### ROLL CALL

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

#### Presentation of the Minutes from March 17th, 2021 meeting

- Nick Pizzuti – amend document from Ken Molnar to sign from previous meeting was signed by Mayor Love on everyone's behalf.
- Motion to accept the minutes by Kathy Krupa
- Second by Nick Pezzuti
- Roll call vote - unanimous yes

**GUEST PARTICIPATION** – Chris Tebbe of Tebbe Civil Engineering and Andrew Greene on behalf of the future owners of Galena Veterinary Clinic.

#### **SUBJECT DISCUSSIONS:**

##### **Public Hearing**

- Hearing on Amendments to the Development Plan for 51 Middle Street Galena Ohio, 2 lots adjacent to Talula's. Proposed future sight of Galena Veterinary Clinic.

Mayor Love opened the hearing portion of the meeting to discuss and review the development plan for 51 Middle Street Vet Clinic. Mayor Love introduced Susan Anderson as the court reporter recording all portions of the hearing for the record.

The hearing commenced with Susan Anderson swearing in any presenters, including residents that planned to speak during the hearing.

Levi Koehler introduced the guests, Andrew Green and Chris Tebbe of Tebbe Civil Engineering. Andrew Green outlined the development as a Vet Clinic with 5 exam rooms, a surgery suite and treatment area. There will be no overnight patients other than animals recovering from surgery. No large animals, limited kennels, dogs and cats focused. Combining the 2 lots and addressing the road frontage, with room for future growth to the back with parking to the side off of Middle Street.

Chris continued with the description of the building of 3000 S.F. that meets current code, with enough parking spaces for employees and patients. There is an 8” storm pipe that they intend to pick up the flow from the east side of Middle street out to West Street so that water will not stand in the parking areas. Leaving room for expansion to the rear. No current intention to connect to West Street.

Andrew Green continued to state that the plan includes the demolition of the house and 2 sheds currently on the site.

Mayor Love asked if any P&Z commission members had questions.

Kathy Krupa asked about the number of parking spaces. With 13 spaces how many employees will that serve. Chris Tebbe stated the business will start with 3 employees and potentially expand to 5-7.

Kathy continued with questions about the fenced in back area, to which Andrew Green described the area as a pet relieve area for 1-2 animals at any given time. The fencing material used is open to proposal by the Village. Metal open fencing may cause animals to react to any visible commotions surrounding the area. Mayor Love asked about composite fencing being considered, Andrew Green agreed that would be an acceptable concession.

Kathy continued her line of questioning regarding sound transmission for overnight veterinary patients. Andrew Green answered that their intention is to make sure they are taking into consideration the level of sound transmission of any boarded animals.

Kathy asked about the number of Veterinarians. Andrew Green shared that to start it will be one, with the intention of growth to two possibly three Veterinarian practice.

Nick Pezzuti circled back to the sound transmission concerns. Nick is versed in this area and wanted additional details. Andrew Green stated prior projects have been 46-57 STC Rating. Nick continued questioning about the materials to be used. Nick offered guidance about sound transmission when those details are determined and finalized.

Nick continued his line of questions for the Guest Participants about the Storm Water Pipe transition from 8” to 12” back to 8”. Chris Tebbe outlined the reasoning behind the transition as what was to be needed. Levi Koehler assured that Mark Rufener, Village Engineer, will review the plan meet standards necessary for the site.

Nick’s final concern regarding HVAC placement on the building. Nick asked if the units would be roof mounted or outside units. Andrew stated horizontal units above ceilings with the only units outside to be condensers.

Mayor Love, asked about the disposal of any deceased animals. Andrew Green outlined the process that there is a service utilized that would pick up any deceased animals to remove from the site for final preparation or cremation off site.

Alison Cherubini-Hillyer asked about the plan for sidewalks and whether there could be any continuous sidewalk from the post office down. Levi Koehler conceded that there currently is no sidewalk in front of Talulas or the home that will flank the new development. Then Alison asked about placing the parking lot behind the building so that the street view is more aesthetically pleasing view. Chris Tebbe expanded that the placement of the parking lot will allow for future expansion of the building to the rear.

With no additional questions from the Planning and Zoning Commission members, Mayor Love opened the questions for the Guest Participants to Galena Residents.

Ron Lehman requested what the proposed hours of operation would be. Andrew Green shared most likely 8-5 or 9-6. Ron, additionally questioned the amount of traffic for Middle Street will be generated. Andrew estimated 5-6 cars per hour if the business is at full capacity of appointment times.

Galena Resident Chris Underwood asked if there was a drawing of the building elevation. Mayor Love pulled up the drawing of the exterior. Andrew Green expanded on the materials of the exterior;

- Front Side – masonry veneer with shaker siding
- Eaves – stained wood trusses
- Middle of Front and Back – Fiber cement siding with horizontal banding
- High point roof – accent metal roof with shaker siding
- Main entries with Munton Glass
- Neutral Gray, White, and Black color scheme, with stained wood accents

Mayor Love asked whether the raised center portion would be a 2<sup>nd</sup> floor. Andrew Green stated that is the centralized treatment area with a high ceiling area allowing natural light to come in. Mayor Love also thanked the developers for the look of the building.

Ken Gunn, Village resident, asked whether Middle Street will be widened. Chris Tebbe of Tebbe Engineering stated that the right of way is 33' wide. He shared that he is the Village Engineer for Shawnee Hills, and found that Galena is like Shawnee in that the roads are very narrow. Due to the roadside ditches it is very difficult to widen the road. Levi Koehler, Village Zoning Inspector, answered with the existing buildings actually encroach the actual right of way it will be difficult to widen the road at all.

Ron Lehman, Galena resident, shared the difficulty of the corner of Middle Street and the Post Office as it is with parking and traffic. With the addition of the traffic from the added business a 4 way stop should be considered. Levi Koehler agreed that this would be a good idea.

Nick Pezzuti asked if there was any way to have the traffic from the proposed Vet Clinic spill out onto West Street instead of Middle Street making it a one way pattern. Chris Tebbe stated that with the initial size of the business they would not be considering that but with future expansion that could be a consideration.

Alison Cherubini-Hillyer asked if the parking would be available to residents and visitors alike during non business hours to use in order to visit restaurants and businesses in the Village. Andrew Green stated that he felt the owners are probably open to that unless there might be any liability concerns.

Mayor Love asked about whether they would have any emergency care hours. Andrew Green stated that they have no intention of after hours type of care options.

Alison continued with her questions about lighting of the exterior that were not detailed on the drawing. Andrew Green stated that the Eaves of the building will include down lighting, but otherwise the exterior lighting that will be detailed with future plans will follow the regulations of the Village as to locations and type of lighting.

Kathy Krupa asked if the Guests could share whether this was a local Veterinarian or someone new to the area. Andrew Green shared that they are local and work under another Veterinarian and wanting to open their own practice.

Kathy asked that exit and entrance of the parking continue to remain under consideration due to ongoing and continuing expansion of the Center of Village of Galena businesses and traffic.

Mayor Love asked whether the completion timeline was available. Andrew Green shared intention is to start the project as soon as possible, with the intention to have business open by the end of the year beginning of next year.

Nick Pezzuti asked whether the construction will be local contractors or not. Andrew Green shared that he is with Primus Companies, a group of Architects/Designers that design/build specializing in healthcare and veterinary building design. The Ohio team will manage the construction and hire the subcontractors to construct the building. Nick continued that the Village would want to make sure that construction traffic and wash down areas are utilized while constructing the site/building. Kathy agreed that the flow of construction traffic will be important. Nick also requested that the

expectation is for the Construction Management team to work with the Village on their scopes of work and start and end times of actual construction work to be performed during the day.

Mayor Love asked for any additional questions of concerns for the Guests. None cited.

Levi Koehler, Village Zoning Inspector continued with his reading of his report of the proposed amendment to the development plan for 51 Middle Street Veterinary Clinic, and the requirements of the Village and hearings to share the plan with the residents have been met. Levi recommends the amendment of the development and it is consistent with standards of the Zoning Ordinance and the Village of Galena Master Plan. Engineering and Planning analysis to date indicates the project is feasible. Recommends approvals contingent upon list of requirements submitted and final engineering review. **The Full Report read is available at the Village of Galena offices.**

Mayor Love asked for a Motion to close the Public Hearing 7:43pm.

- Alison Cherubini-Hillyer made motion to close the hearing
- Kathy Krupa second the motion to close the hearing

Roll Call vote – Unanimous

Motion to approve the development plan for 51 Middle Street Veterinary Clinic

- Nick Pezzuti motion to approve
- Alison second the motion to approve

Roll Call vote – Unanimous

Guest Participants Chris Tebbe, Tebbe Engineering, Andrew Green of Primus Group and Susan Anderson of Susan Anderson Reporting Inc, this evenings Court Reporter left the meeting.

Mayor Love continued with the discussion of the Galena Master Plan that ends in 2021 needs updated to follow the new updated Zoning Code Ordinances that were just completed by the Planning and Zoning Commission.

Alison Cherubini-Hillyer asked if the update will be made by the P&Z Commission members or will we seek the assistance from the neighboring experts that we sought input from on the Zoning Codes draft project. Mayor Love stated that the commission will look for input where needed. The process will remain the same with the Planning and Zoning commission members to work through the teams document sharing process again.

Nick Pezzuti agrees that the Master needs updated. Mayor Love asked that everyone read thru before the next meeting and come with ideas of what/how to address the update of the Master Plan. Alison asked for the latest copy/version emailed out to the group as well as loaded to the teams site. Nick asked whether the map is where the review is to begin. Kathy stated that could be reviewed at the same time. Alison will pull some neighboring Townships Master Plans for review.

Alison asked if Levi owns the process if there are any changes to the Map. Levi stated any changes to the map that the Commission deems necessary once drafted, would be sent to the county for final approvals.

Group Discussion started regarding the small building across from the boardwalk parking. Whether it could be torn down for added parking. Levi stated with it being landlocked by City of Columbus property there is nothing that we can do. Mayor Love shared that there is an individual that is working with the City to try and purchase the building for its land position.

Mayor Love thanked all individuals for their work on the beautification of the square area. Nick asked the status of the boardwalk repair. Mayor shared that the city of Columbus plan is to have it completed by late spring or early summer.

Mayor Love shared Hoover Adventures, owner Mr. Wooz, will continue to rent out Kayaks for use on Hoover. He is interested in trying to place a “put in” or launch in Galena.

## ZONING INSPECTOR’S REPORT:

### Major Subdivisions

- Mark Rufener and Levi have performed Storm Water Inspections at all Major Subdivisions.
- Miller Farm has had discussions for the crossing under the river.

### Development Plans

- 1811 S. Galena Plan has been approved and recommended to council with conditions
- 51 Middle street as covered in the meeting

### Violations Progress Report

- List compiled and sent.

### Permits Issued

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

### Other

- Sambuca’s greenhouse has been listed with a realtor. Levi encouraged the discussion with the realtor as to potential uses of the property to be brought to the Planning and Zoning Commission meeting. They did not appear.
- Mayor Love stated that Galena is seeking \$250,000 dollars from a state grant for a maintenance building.
- Kathy Krupa added that she received a call from Delaware Engineering the bids went out for the Joe Walker Road project. The funds that Galena and Berkshire have will be adequate in order to do the work to the road. She will hear back from Delaware Engineer when the road work will begin. Potentially May/June.

## ZONING CLERKS REPORT

- Nothing to Add

## OLD BUSINESS

- None

## NEW BUSINESS

- The next meeting of the Planning and Zoning Commission is scheduled for May19th, 2021 at 7:00PM (EST)

## ADJOURNMENT

### Motion to Adjourn at 8:12pm

- Motion to Adjourn by Alison Cherubini-Hillyer
- Second by Stan Swisher

Roll Call Vote – Unanimous Yes.