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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of January 18th, 2023

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Alison Cherubini-Hillyer, Nick Pezzutti and Michael Fry. Also present, Levi Koehler Village Zoning Inspector. Commission member Tim Erb and residents Kathy Krupa and Molly Snodgrass attending online.
- Meeting called to order at 7:02pm
- Reappointment of Nick Pezzutti to the Planning and Zoning Commission by Mayor, Jill Love

ROLL CALL

- Present were P&Z Commission Members Alison Cherubini-Hillyer, Nick Pezzutti, Jill Love, Timothy Erb (online) and Michael Fry

Presentation of the Minutes from November 16th, 2022 meeting

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

GUEST PARTICIPATION

- M/I Homes**
 - Josh Barken, VP of Land
 - Andy Gottisman, Land Acquisition Manager
 - Miller Farm project right for M/I in scale and infrastructure, here in support of Homewood and finalizing a deal with Homewood
 - Current approved plan:
 - 353 Units; 285 single family (80' lots); 68 condo units
 - 42 acres of open space
 - Proposed changes create more open space, park space, fewer roads/sewer
 - Smaller lots (pod 55-65; and a pod of 65-75)
 - 353 Units: remove condo area and propose single family detached
 - 228 55-65' lots (40' house to start)
 - 125 65-75' lots
 - Price range: 425K-525-650k
 - 74 acres of open space (41% of site)
 - 21 acre park along west side at Joe Walker and Vans Valley – open to community
 - Variances will be requested on lot size

- vi. Build out schedule: would prefer to start development beginning of 2024
- vii. Open to NCA participation, which they are grandfathered out of at this time
- viii. There will be a turn lane on Sunbury
- ix. Similar communities Farms @ Jefferson in Jefferson Twp has similar mix of products; Woodcrest Crossing; Northlake; The Pines on Berlin Station; Darby Station (bigger product).
- x. Other resident amenities will be consider; playground, trails, pool, etc.
- xi. Density = 1.9 units/acre

- **Joe Robertson**

- a. TIF Overview
 - i. Does not incur new costs, but redirects PROPERTY tax dollars. Property taxes are not the largest source of income for village anyway. The village gets more in INCOME tax.
 - ii. Benefit – it is a way to facilitate a deal that may not happen w/out a TIF. In order to get new residents and their income tax, you may need a TIF to start the build.
 - iii. TIF Basics – see slide 4. School District always need to be included in the TIF conversation
 - 1. Would have to be approved by the School Board b/c real estate taxes would normally be used to fund the schools.
 - 2. Schools may be more willing to accept a Commercial TIF over Residential, because true CL will not incur more children to the district.
 - iv. TIFs = 10 years or less is harder to do (like paying off a mortgage in 10 years.)
 - v. TIF dollars can only be used on the project which is under the TIF district.
 - vi. Types of TIFs – slide 7
 - vii. TIFs were intended to improve blighted areas, but scope of ORC has been expanded to included non-blighted areas
- b. Community Reinvestment Area
 - i. Will exempt taxes for the CRA district
 - ii. Not applicable in village residential development
- c. Joint Economic Development District (JEDD)
 - i. Allows village/townships to work cooperatively with other municipalities to levy income tax (provide water/sewer to an area without annexation of land) – income tax would be shared
- d. New Community Authority
 - i. Village has an NCA in place for new developments
 - ii. Developer can change/pay over and above standard property tax
 - iii. New residents pay for growth in the area
 - iv. NCA can be spent on development specific infrastructure, etc. (similar to TIF)
 - v. NCA can be used in conjunction with a TIF – the are independent of one another

SUBJECT DISCUSSIONS:

- 1. Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.
- 2. Zoning Ordinance review – potential revision to address ambiguity of densities

- Village of Galena Master Plan – continued discussion
 - a. It is in hands of DelCO Regional Planning
 - b. Recommend having a company assist village with economic development before review is final
 - c. Looking into Mantras group as an option for economic development
 - d. Will need to look into budget and need to see what our best option is
 - e. Darryl Worlnick (Economic Development Director for Granville) – Nick P met with him before Christmas
 - i. Key Takeaway - Layout future development maps and get a good grasp on overall picture for future development,
 - 1. Define your map based on densities and intensities, not zones.

- ii. Build in flexibility into your plan – you don't know what may come in future
- iii. PMUD language – suggested more vague language, but point to other districts
 - 1. Densities will still be spelled out in other districts
 - 2. Commission to review Granville codes to see what, if any, may be applicable especially in PMUD districts
- Zoning Ordinance discussion – Levi sent notes to Mike and will be revised later this week

ZONING INSPECTORS REPORT: Full copy available upon request to Village

- a. Berkshire Lake Campground – bought farm that connects end of Alexander Rd and back of campground. Owner was interested to hear about rezoning and development plan process.
- b. No formal Development meetings, internal meetings only. But there is one coming up Jan 23rd. Mike or Alison to attend.
- Annual Zoning Report – 5 violations; 1 demolition; no variances, approved sign for Galena Diner and Toni's
 - a. See notes in report

Other

- Primrose – lots of inquiries on the two extra parcels. Will need to be approved by zoning.
- Council approved rental of Chris Underwood larger building for Village maintenance team. Starting Feb 1.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS

Next meeting is at 7:00 pm Wednesday March 15th, 2022.

ADJOURNMENT

Motion to Adjourn at 8:45p.m.

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

Roll Call Vote – Unanimous Yes.