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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of January 19th, 2022

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Michael Fry, Alison Cherubini-Hillyer, Timothy Erb, Nick Pezzuti and Zoning Inspector Levi Koehler. Village of Galena Residents present, via Zoom Zach Hopper.
- 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 December 15th, 2021 meeting

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

GUEST PARTICIPATION - None

SUBJECT DISCUSSIONS:

- Swearing in of New Planning and Zoning Commission Member, Michael Fry.
- Arrowhead Lakes – Commission discussion on types of development desired for the Village.
- On-going review and updating of the **Village of Galena's Master Plan**

Mayor Love began this evenings meeting with the swearing in of Village Councilman Michael Fry to become the newest member of the Planning and Zoning Commission.

Mayor Love commenced with discussions surrounding Arrowhead Lakes as future development inquiries have come in from M/I Homes, Schottenstein Homes, and Treplus. The intention of the property is to have a mix of Residential and Multi Family. There is no current pending development plan, only inquiries at this time.

It was stated that the goal of the Village of Galena is to have a sorely needed tax base provided by a Commercial/Retail buffer to the residential mix.

As planning meetings have been occurring, it has come to light that all commercial interested planners would require that the infrastructure needs to be in place and the property needs to be "shovel ready" for anyone to be truly interested. Considerations for what the Village wants/needs and is acceptable as a buffer of Commercial frontage to the mixed residential plan for the balance of the land.

Levi Koehler stated that no matter how that land is planned to be developed it will require a 3million dollar investment of pump station to support the added needs.

To put into context the extension of Home Road area by Schottenstein and the addition of the small regional hospital cited as an example of how the plan could unfold for the Arrowhead property.

For Arrowhead specifically there are many considerations that will have to take place. Mike Fry inquired whether there would have to be any annexation with Sunbury. Levi stated the entire pc of property is Village of Galena so no annexations would be necessary.

Levi and Mayor Love continued to share the ability of the Village and the Commission to direct the development message to attract the right conversations from developers. Mike Fry shared the concerns surrounding apartments. Levi stated this is the expectation to lead the conversation that the Village Zoning and residents have no interest in large 3 story apartment complexes.

Mayor Love continued with the point that the Commercial base being talked about is needed to offset Village expenses that are already coming due from the Sewer Plant construction completed.

The latest conversations occurring with BlackHawk, it appears that preservation parks will be purchasing the golf course land. The farm portion will be sold off as 10 1 acre plats of land for residential development. Romanelli has walked away from any future plans for both BlackHawk and Arrowhead. Mayor Love shared that without the roof tops that could have been from the development the Village is going to be dipping into Coffers in order to pay for the sewer plant.

Levi stated that Treplus (Jim Lipnos from Homewood is now with Treplus) has had some success with plans elsewhere that had been able to entice medical facilities to buffer their communities.

Conversations continued with Alison Cherubini-Hillyer discussing what the “mixed-use” parameters were currently and would that meet the need of any planned use for Arrowhead. Nick Pezzuti asked if we would know the roof count? Mayor Love and Levi stated that we need to identify what type of “buffer” is the Village willing to have in the commercial section and that determination may drive the type of multi-family that would come from that. The land may need to be re-zoned to Planned Mixed Use depending on what development plans come in front of the Commission.

Ongoing discussion surrounding infrastructure cost, Tim Erb asked how much could the Village invest in the infrastructure. Would a TIFF work? Do we have future plans for police/fire support as the Village grows.

Levi Koehler stated that with the new development team all Development plans would be vetted first but also ultimately come thru the Planning and Zoning Commission for approvals and discussions prior to anything proceeding.

Mayor Love asked, and everyone agreed that message be carried forward that the Village is open to Planned, Mixed Use development for the Arrowhead land.

The meeting moved on to the discussion of the Village Master Plan and where each person was with their review of their sections.

Nick Pezzuti stated that he has about 95% of the Maps completed. Some of them would have to be re-named with the new zoning districts. The renaming will have to be approved at council before finalizing.

Alison Cherubini-Hillyer will be able to migrate all the chapters into 1 large document once each person updates their sections for review.

Levi shared notes that had been given to him by Kathy Krupa for the section that she had begun to review before leaving the Commission.

Charts of Delaware County demographics will be incorporated into the Master Plan Document as well as the results from the Village Survey that was completed thru Survey Monkey.

Mayor asked everyone to continue to work on their sections. The request is that all sections be back to Alison within the 1st Quarter of 2022. Alison stated the sooner that everyone can get their notes to her she can update the new shared document.

Levi Koehler stated that once the Master Plan review is completed the Planning and Zoning Commission should allow One (1) month for review by Mark Rufener.

ZONING INSPECTORS REPORT:

Major Subdivisions;

- **Retreat at Dustin:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Phase 2 construction is underway.
- **Arrowhead Lake Estates:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Phase 2 construction is underway. Cleaning of the waterway has been ongoing.
- **Blackhawk Phase-D:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Homes are under construction.
- **Miller Farm:** Engineering has been approved by the Planning and Zoning Commission. All mylars for phase 1 have been signed. The Development Agreement is under review by Village staff. Addresses have been assigned for phase 1. Meeting with Homewood has occurred for the plan to go under the river. March 2022 projected start.

Development Plans;

- **1811 South Galena Rd.:** Engineering is ongoing.
- **51 Middle St.:** Construction has begun and footers poured.
- **Vans Valley/Joe Walker:** Engineering Plans ongoing.
- **19 W. Columbus St.:** Addition to rear of building.

Violations Progress Report;

Exterior Property Maintenance: A list of major property maintenance issues is being compiled. Pictures will be taken to document these issues. Violations will be held over into 2022 due to courts being closed.

- **207 Harrison Street:** Foliage blocking sidewalk.
- **173 N. Walnut Street:** Debris encroaching sidewalk, Foliage blocking sidewalk.
- **21 Middle Street:** 2 junk vehicles with squatters that cannot be dealt with by the Owner until courts re-open.

Permits Issued:

- 4 New Builds.

Minor Subdivision Approvals:

- Several Arrowhead inquiries have been made.

Other:

- The development team has been meeting regularly to discuss potential development and to meet with interested developers.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS – Next meeting is at 7:00 pm Wednesday March 16th, 2022.

ADJOURNMENT

Motion to Adjourn at 7:54p.m.

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

Roll Call Vote – Unanimous Yes.