



109 Harrison Street, PO Box 386 Galena, Ohio 43021
740-965-2484 740-965-5424 (fax)
www.galenaohio.gov

PLANNING AND ZONING COMMISSION

Minutes of the Zoom Meeting of July 21st, 2021

- Attendees: P&Z Commission of the Village of Galena Members Mayor Jill Love, Kathy Krupa, Alison Cherubini-Hillyer, Nick Pezzuti, Zoning Inspector Levi Koehler. Village of Galena Residents, Zach Hopper, Vanessa Wiser, Timothy Erb.
- Meeting called to order at 7:02pm

ROLL CALL

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

Presentation of the Minutes from June 16th, 2021 meeting

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

GUEST PARTICIPATION – Matt Dickens of 365LandLLC to review the Joe Walker Property

SUBJECT DISCUSSIONS:

- Swearing in of new Planning & Zoning Commission Member, Timothy Erb
- Motion to Amend Zoning Ordinance
- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.

After acceptance of the minutes and before Guest Participation, Mayor Love introduced **Timothy Erb** to be sworn in as the newest member of the Planning and Zoning Commission. He will fill the open seat with the departure of Stan Swisher. Mr. Erb resume outlined his 35 years of service with the Columbus Fire Department. Tim spent some of that time as a Lieutenant with responsibilities for the safety procedures in residential high rise buildings. He will bring a keen eye and different perspective to the Village of Galena Planning and Zoning Commission. Mayor Love concluded her introduction by Swearing in of new Commission Member, Galena resident, Timothy Erb.

The meeting pivoted to the guest participation of Matt Dickens with 365LandLLC to review the Joe Walker/Vans Valley 5 acre property that Mr. Dickens had purchased. The plan is for 6 single family homes and 2 Duplexes for a total of 10 units. Matt referenced a drawing that was prepared to be shared with the P&Z Commission members references an Architectural style that can adapt to the Village requirements. What is on Joe Walker would be the 6 single family with the 2 Duplexes facing Vans Valley.

Kathy, P&Z Commission member asked about the demographic intent of the properties and Matt responded that they will attempt to be a seamless extension of existing properties surrounding the area. It will be up to the builders that end up building on the SF properties, for the Duplexes they will work further with the Village to finalize style.

Ongoing discussion between P&Z members about the intent of the duplexes, to which Mr. Dickens answered that the intent is for them to be rental properties. The Rentals will face Vans Valley Road.

Kathy Krupa asked about the intent of keeping green space for the lots. The Developer stated that the green space will help maintain the Lot values.

Commission members clarified that the property is ultimately 6 single family lots and 2 – 2 unit duplexes.

Levi Koehler, Village Zoning Inspector, clarified that any new builds have to come thru the Planning and Zoning, first to Levi for Zoning certificates. Levi reviews the plans to ensure that they meet the Village ordinances, then what follows is a process that involves the Planning and Zoning Commission and Public Hearings.

Kathy brought up the changes to the Joe Walker/Van Valley curve and how it will affect the placement of the driveways and set backs of these properties. Levi stated that driveways approvals go thru the county and discussion ensued about the road changes being planned but not finalized.

Alison asked if the property being discussed is within the Village. Levi stated it is and these would fall under the Village's Planned Residential (PRD) requirements.

Kathy Krupa asked about the timeline to which Matt replied timeline is anticipated to be within the year.

Mayor Love asked about Matt's resume. He shared that he grew up in the area, as a Delaware County resident. Spent many years flipping houses, that changed during Covid, and his business has now pivoted to small development like the Joe Walker 5 acre property, under current review.

Levi shared with Matt that the village has an NCA, New Community Authority of 8 Mils. 4 Mils to the village in Perpetuity and 4 Mils to the schools for 20 years that is assessed with the property. The Developer has the ability to add any addit Mils for infrastructure. Levi will provide Matt the contact information of the Village Attorney that can outline any additional information needed.

Alison Cherubini-Hillyer asked about planned marketing of the property, Matt stated thru MLS.

Matt asked for opinions about the proposal for the properties. Mayor Love shared she likes the look and feel of the current design with the rental component being new for the Village it is a large need. Kathy asked about rental amounts to which the owner was not sure where that would land.

Mayor Love asked about timeframe for "shovels in the ground". Matt stated the infrastructure will get started by the end of the year.

Alison asked about the direction of the water. Levi stated it will go to the Melimare Pump Station.

Alison and Mayor Jill asked if there were questions from any residents attending the meeting online.

Galena resident Vanessa Weiser asked if there will be follow up meetings. Levi stated that tonight was meant to be an introduction between the new owner and the Village, there will be future P&Z Public hearings and follow up meetings.

Conclusion of the Guest Participation.

Mayor Love asked for a motion to amend the Zoning Ordinance. Levi added that this was closed at Council and a formality to make a motion to restart the process where we left off with the Village Council.

Motion to amend Zoning Ordinance

Motion made - Nick Pezzuti

2nd the motion - Kathy Krupa

Roll call vote – Unanimous.

Meeting continued with the ongoing review of the Master Plan and the divisions of work being done by the Planning and Zoning Commission members thru Teams documents.

Mayor Love shared that Suzanne Rease, the Village fiscal officer, found in Chapter 3 under expenditures in 2010 28% of expenditures went to Waste Water System which is now 43%.

Nick Pezzuti shared that in his section 4, updating Bridges are covered and discussions of extensions. Some will need reviewed for relevance. Minor corrections needed. Updated study of storm water and sewers. Mayor Love shared that Tom Marshall and Mark Rufner would be great resources to help with any questions. Section 4 map also needs updated or removed. Levi stated we can utilize the county office for some of this. Mayor Love continued that the Maps will continue to evolve and include a tremendous amount of work under review, a project called Rapid 5, being done with the waterways. It is a joint venture to review 5 different waterways increase of infrastructure, ecological factors, and recreational opportunities of the waterways involving different Architect companies. The Big Walnut region and area includes 1/3 of the Columbus corridor potential amenities that could be connected. Morpse is planning a water treatment plant at Alum Creek to help with future developments.

Additional sections to be reviewed by P&Z members as they go thru them.

Chapter 7 covering Potential Growth, Mayor Love shared that the census information for the Village of Galena 2018; Delaware County Regional Planning 5 year estimate Census from 2018 for VILLAGE ONLY was read. Data included such facts as; Median household Income - \$85,000 / Unemployment 2.1% / Median Home Value \$257,100 / Male Population 54.3% / Female Population 5.7% / Median Age 38.4 years. Addit detail shared including the growth of population and increases in building permitting as well as mix of commercial to residential. Mayor shared that the right type of commercial is needed for tax base of the Village. Within the next 30 years the Central Ohio population will go from 2 to 3 million people with the addit of 200,000 homes needed.

Mayor Love stated that the need for Focus Groups and Surveys from the Village will be a very real possibility for the future growth ideas of the Village of Galena. What does smart responsible growth means to the Village residents.

Nick Pezzuti shared that as we go thru sections will each section be reviewed with the group as a whole. All agreed that process to be a shared review.

ZONING INSPECTOR'S REPORT:

Major Subdivisions

- Retreat at Dustin – storm water inspections and final lots to finish by End of 2021.
- Arrowhead Lake Estates: Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Construction of homes is underway. Pond banks are being reconstructed. The Village will take over.
- Blackhawk Phase D under construction.
- Miller Farms – engineering and cost sharing packets being finalized.

Development Plans

- 1811 South Galena Rd: Development plan and rezoning has been approved by council. An amendment to the development plan was submitted and approved.
- 51 Middle St.: The development plan for the veterinary clinic was approved and Project is in the engineering phase. Building Permits being sought.

Violations Progress Report

- List compiled and sent.

Permits Issued

- 13 New Builds

Sidewalk Inspections Completed

- Three inspections

Development Inquiries:

- Sambuca's may have been sold

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

- Nick Pezutti brought up a Survey was discussed and he looked into the process which we can do. Non-residents may muddle the results but there is no real way to work around that.

NEW BUSINESS

- The next meeting of the Planning and Zoning Commission is scheduled for August 18th, 2021 at 7:00PM (EST)

ADJOURNMENT

Motion to Adjourn at 7:55pm

- Motion to Adjourn by Tim Erb
- Second by Alison Cherubini-Hillyer

Roll Call Vote – Unanimous Yes.