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## PLANNING AND ZONING COMMISSION

### *Minutes of the Zoom Meeting of June 16th, 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. Susan Coots-Anderson of Susan Coots-Anderson Reporting Inc, this evenings Court Reporter. Village of Galena Residents, Zach Hopper, Gary & Carrie May-Anderson, Mary Howard, Bob Molter, Kathy Farkas, Benton Benalcazar, Donna Morton.
- Meeting called to order at 7:08pm

#### ROLL CALL

- Present were P&Z Commission Members Kathy, Jill, and Alison (Zoom). Nick joined via Zoom approx. 7:21pm.

#### Presentation of the Minutes from May 19th, 2021 meeting

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

**GUEST PARTICIPATION** – Jim Alt, Alt Architecture and Stephen Butler, Architect for 1811 S. Galena Street Primrose School.

#### SUBJECT DISCUSSIONS:

- Public Hearing** - regarding the application of James M. Alt representing Ehab Eskander for an AMENDMENT TO THE DEVELOPMENT PLAN for the following described property known as:  
1811 S. Galena Rd., Parcel number: 41742001016000
- Discussion of a Historic District** for the Village of Galena with input and Guest Participation from David Simmons, Village of Galena Councilman, resident and President of Ohio Historic Bridge Association.
- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.

Mayor Love requested a motion to open the public hearing at 7:12pm

The Public Hearing commenced with Court Reporter Susan Coots-Anderson swearing in any presenters, including residents that planned to speak during the hearing.

Levi Koehler, Village Zoning Inspector, stated that this public hearing is a continuation of the hearing of 1811 S. Galena Street Development plan approved at the previous Village of Galena Council Meeting. The developers are requesting amendments for the location of the school on the same plan footprint. It does not change the square footage or acreage.

Mayor Jill Love opened the floor to the guests to speak to their requested changes. Architect Stephen Butler began with sharing that the amendment was submitted to re-locate the buildings and the proximity of the school building to State Route 3. Moving the building to the West side of the plot of land. Opens the sight for parking location and additional other business buildings that would be along the frontage of State Route 3.

Jim Alt supplemented Stephen Butler's comments by adding that the South Galena Road entrance point is at an elevation up to the playground location that will not trade safety concerns with the previous location of the playground along Rte 3.

Alison stated that she appreciated the Architects for taking into consideration the safety of the playground location. Asked about the preservation of the 100 year old home. Mr. Alt and Mr. Butler shared that the new configuration would eliminate the preservation of the home on the previous plans.

Mayor Love shared the acceptance of the new location.

Kathy Krupa shared her concerns with the new location and any sound barriers to reduce the noise level for the neighbors that are in proximity to the new playground location.

Jim Alt, answered it is usual and customary for them to achieve some sound separation with 12 month greenery, trees, and landscaping. As planning continues they will be open to additional ideas to address that concern.

Mayor Love opened to resident comments.

Mary Howard – 1765 South Galena. Inquired how the Architects would define a "moderate" level of sound separation and if that would be sufficient for the full time capacity of children. Landscaping of deciduous trees would not be sufficient in deadening the sound of large numbers of children playing. Continued with concerns that the playground may be occupied, al beit, by small groups, can be loud throughout extended periods of the day.

Jim Alt shared that the full enrolled number of students would be rotated throughout the day onto the playground. Not all students would be outside at the same time. He continued to state that with these being preliminary plans the sound separation being identified on these plans would not get into full detail until further into the planning process. He offered assurances that they will continue to work with Village of Galena Staff to limit and work to achieve the neighboring residences acceptance.

Mayor Love asked if Mary Howard had any particular material she felt would work best and keep the appearance, to which, Mary had no suggestion. Mayor asked Jim Alt and Stephen Butler the same question. Jim Alt shared that while fencing will be included, they have to consider the safety of the children. They will consider the communities needs/requests along with the Village to work to limit the sound. Levi Koehler indicated that the Village will continue to work towards considering the resident's concerns.

Levi Koehler, Village Zoning Inspector commenced with reading his report of the proposed amendment to the development plan for 1811 S. Galena St Primrose School, 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 changes are 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.**

Nick, Alison, and Kathy approved including conditional items covered in tonight's residential concerns.

Mayor Love asked for a Motion to close the Public Hearing 7:37pm.

- 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 amended development plan for 1811 S. Galena Road

- Alison Cherubini-Hillyer motion to approve
- Kathy Krupa second the motion to approve

Roll Call vote – Unanimous

**Subject Discussion Review of the addition of a Village of Galena Historic District**

The Review of Article 23 of Old Towne Historic Overlay (OTHC) discussion and input by David Simmons of the Village of Galena, Village Council Member and President of Ohio Historic Bridge Association.

David stated that thanks to the documents that had been prepared he was able to review the Article in depth for his recommendations. He stated Architectural changes & details require as much specifics as possible. The Village was founded in 1809 to that original buildings exist and are wanting to preserve history and New England character. The idea that design and future development should look to preserve compatibility.

All suggested verbiage offered by David Simmons was captured in the overall Article that outlines the potential for the Village Historic District.

Nick Pezzuti questioned whether the Historic Overlay would prevent residents from renovating and modifying beyond historic standards. For example limiting a resident's capability to renovate and replace windows to improve Energy ratings. Levi answered that the guidelines would be more to regulate size and shape of windows to be compatible with the Historic Overlay Area.

David continued with addressing his adjustments to the lists of Major/Minor improvements within the boundaries of the Historic District and making sure that these references throughout the document remains consistent. As well as the addition of verbiage for a village hardship case to be considered by the P&Z Commission.

David commented that his edits on the Building Types and Architectural Styles were based on Virginia and Lee McAlester's *Field Guide to American Houses* and Stephen Gordon's *How to Complete the Ohio Historic Inventory*.

Mayor Love thanked David Simmons for his additions and context that he was able to bring to this process with his historic background as a resident and with his profession.

Councilman Simmons then pivoted to discuss Village of Galena boundary suggestions of the OTHC. Suggested the beginning at existing Area N over to Little/Big Walnut Creek up to Water Street, and up Harrison Street as far as the Village of Galena building.

Alison agreed with that similar boundary to start with the Village Center and modify as needed. David continued his suggestion to include up to Water Street due to the open areas in those spaces. Levi asked if any owners wanted to make changes to new/old existing structures how would those be addressed. David shared there would need be a type of grandfathering to address new/old existing structures. And to be sure any existing structure enhancements would be compatible with the Historic District.

Alison pointed out that a 50 years and older designation would need to be included since 50 years would be based on 1970 and not 1950 as the current document references.

Alison asked David how a Historic Review Board would be formed. David Simmons shared that there are resources such as Nathan Beville from the Columbus preservation board that can help outline how that process would be developed. Alison continued that if the other commission members were as accepting of David's suggestions the changes would be adopted in the Article for the OTHC. All members were in favor of the additions/changes to the OTHC Article.

**Subject Discussions Continued;**

Mayor Love moved the discussion onto the review of the Village of Galena Master Plan.

Alison referenced the team's document and observations made can be noted within the document segments by each commission member in their respective sections for group review. Also suggested that feedback from the Village residents as to how they see this Master Plan encompassing some of their requests/input.

Nick Pezzuti asked what type of platform could be used to gather resident’s feedback. Mayor Love suggested multiple modalities to gather that input from residents. Alison stated she would initiate the process of creating 1 to 10 questions for resident input, along with an open suggestion box for anything specific that is not addressed in the documents.

Kathy Krupa asked for an example of what type of question we might ask the residents. Alison referenced feedback that would be received on “community character”, and Nick mentioned feedback would probably be received on traffic and parking.

Nick asked if there is still access to the traffic study that was completed in 2001 by Champion. Levi stated there is a hard copy of it filed in the Village offices. Levi also shared the County has done minor studies more recently with new developments.

Mayor reminded that this is an update and not rewrite. The efforts are to replace outdated or incorrect information. The review continued thru Chapter 5 of the Master Plan. Discussions continued on how to create questions for each of the sections for resident feedback. Nick suggested that QR codes are easily accessible to a lot of people.

### **ZONING INSPECTOR’S REPORT:**

#### Major Subdivisions

- Arrowhead Lake Estates: Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Construction of homes is underway. Phase 2 construction is underway.

#### Development Plans

- 1811 South Galena Rd.: Development plan and rezoning has been approved by council. An amendment to the development plan was covered in this evenings meeting.
- 51 Middle St.: The development plan for the veterinary clinic was approved at the April meeting. Project is in the engineering phase.

#### Violations Progress Report

- List compiled and sent.

#### Permits Issued

- 5 New Builds
- 3 Existing Property Enhancements

#### Sidewalk Inspections Completed

- Three inspections: 2 Pulte, 1 Homewood

#### Development Inquiries:

- Several calls regarding Sambuca’s have been received.

### **ZONING CLERKS REPORT**

- Nothing to Add

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

- Mayor Love recognized Stan Swisher’s resignation, and thanked him for his time and dedication to the P&Z Commission. The Mayor will make a formal proclamation at the next Village Council Meeting.
- The next meeting of the Planning and Zoning Commission is scheduled for July 21st, 2021 at 7:00PM (EST)

### **ADJOURNMENT**

#### Motion to Adjourn at 8:45pm

- Motion to Adjourn by Alison Cherubini-Hillyer
- Second by Kathy Krupa

Roll Call Vote – Unanimous Yes.