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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of June 21st, 2023

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Alison Cherubini-Hillyer, Michael Fry and Tim Erb. Also present, Levi Koehler Village Zoning Inspector. Residents of Galena present for the meeting were Michael Colvin, Tom Hopper, Zach Hopper, and Dave O’neill
- Meeting called to order at 7:02pm

ROLL CALL

- Present were P&Z Commission Members Alison Cherubini-Hillyer, Mayor Jill Love, Timothy Erb and Michael Fry

Presentation of the Minutes from April 19th 2023 meeting

- Motion to approve the minutes by Alison Cherubini-Hillyer
- Second by Mike Fry

Roll Call Vote – Unanimous Yes

GUEST PARTICIPATION

- None

SUBJECT DISCUSSIONS:

- Public Hearing to propose needed changes to Lot Grading requirements within the Village of Galena’s Subdivision Code.
- A Continuance of the Public Hearing regarding an Amendment to the Village of Galena Zoning Ordinance for verbiage technicalities

Motion to Open Public Hearing regarding the Lot Grading proposal at 7:04 pm

- Motion by Mike Fry
- 2nd by Tim Erb

Roll Call Vote - Unanimous

The Mayor proceeded to swear in Levi Koehler and Mark Rufenor who both intended to speak as a part of the hearing.

Levi Koehler and Mark Rufenor explained the proposed changes to the Galena Subdivisions Codes with regard to Lot Grading. Builders/developers had been managing Lot Grading within developments without any governance or requirements to do so by the Village until recently. Due to delays occurring in current developments the Village is seeking to amend the Subdivision Codes to include additional requirements for Lot Grading. Lot Grading plans would need to be submitted along with a request for Building Permit which in turn allows the building department to withhold occupancy permits until a builder addresses any lot grading issues.

Motion to Close Hearing on Lot Grading 7:14pm

- Alison Cherubini-Hillyer
- 2nd Tim Erb

Roll Call Vote - Unanimous

Motion to recommend Lot Grading Proposals to Village Council

- Alison Cherubini-Hillyer
- 2nd Mike Fry

Roll Call Vote –Unanimous

Motion to Open Public Hearing regarding an Amendment to the Village of Galena Zoning Ordinance at 7:15pm

- Mike Fry
- 2nd Tim Erb

Roll Call Vote - Unanimous

Levi Koehler commenced his reading of the amendment to the zoning ordinance Section consisting of the withdrawal or change to verbiage that was misleading.

Motion to Close Public Hearing regarding an Amendment to the Village of Galena Zoning Ordinance at 7:17pm.

- Tim Erb
- 2nd Mike Fry

Roll Call Vote – Unanimous

Motion to recommend Changes within the Village of Galena Zoning Ordinance at 7:18pm

- Alison Cherubini-Hillyer
- 2nd Tim Erb

Roll Call Vote –Unanimous

ZONING INSPECTORS REPORT: Full copy available upon request to Village

- Zoning Inspector's report – see copy.

Other

- Mayor Love brought up whether there should be an ordinance regarding Fences – discussion ensued, nothing finalized.
- Progress has been made on the boundaries of the Historic Overlay
- Discussion on the road behind Coffee Vault being One Way. Mark Rufenor stated a traffic study would need to be conducted.
- Mayor Love attended a MORPC event in Plain City. They are experiencing explosive growth with 1489 approved units currently under construction, with a total of 4080 units planned in the next 12 mos. Mayor Love added that many cities and villages are looking to employ economic development planners to assist in the added work that large growth will place on each municipality.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS

Next meeting is at 7:00 pm Wednesday June 21st, 2023

ADJOURNMENT

Motion to Adjourn at 7:43p.m.

- Timothy Erb
- 2nd Michael Fry

Roll Call Vote – Unanimous Yes.