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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of March 15th, 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 Forrest and Marilyn Hale, and Zachery and Tom Hopper.
- Meeting called to order at 7:01pm

ROLL CALL

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

Presentation of the Minutes from February 15th, 2022 meeting

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

Roll Call Vote – Unanimous Yes

GUEST PARTICIPATION

- Forrest and Marilyn Hale introduced themselves as the buyers of 99 N. Walnut Street
 - Existing Property had begun demolition
 - Plan is to build a new home on the lot
 - Development plan will come before the Planning and Zoning Commission for approvals.

SUBJECT DISCUSSIONS:

- A Public Hearing regarding Amendments to the Village of Galena Zoning Ordinance; Articles 15 and 17.
- On-going review and updating of the Village of Galena's Master Plan.

Motion to Open Public Hearing at 7:02pm

- Motion made by Timothy Erb
- 2nd of that motion by Alison Cherubini-Hillyer

Levi Koehler began reading the proposed changes/amendments to the Zoning Ordinance; Articles 15 / 17.

- 15.11a – maximum units were changed to gross acre and two family and two story apartments were removed. Number of units were added in lieu of percentage of units. Addition of a table to clarify densities when example is 100 gross acres.
- 17.03K apartments was removed to replace with multi-family as verbiage. Multi Family Densities were clarified with a maximum % of total # of housing units in the district. Chart added to clarify the densities.
- Single family attached densities refers to section 15.11 ilo of 16.08.

- Multi Family residence definition was added to Article 32 and reads – any housing unit with a shared wall, ceiling or floor that are apartments, townhomes, condominiums , duplexes that share the same features.

Levi finished the reading of the proposed changes to the Zoning Ordinance.

Mayor Love asked if there were any comments or questions about the changes being made. Levi stated he felt the clarifications limited the ability for developers to come along and attempt to have their own interpretation of future plans.

Resident Zachery Hopper approached to question what the definition is for example of condominiums or townhomes that do not have any common shared walls with another unit. Levi Koehler stated that those are not consider multi family, and Timothy Erb agreed that those would be considered Single Family units.

Motion to close the hearing at 7:07pm

- Mike Fry
- 2nd Alison Cherubini-Hillyer

Roll Call Vote – Unanimous Yes

Motion to recommend the amendments to the Zoning Ordinance to Council for adoption

- Timothy Erb
- 2nd Mike Fry

Roll Call Vote – Unanimous Yes

Mayor continued the meeting by mentioning that she had spoken with Wes Smith @ Schottenstein regarding Arrowhead plans. Mr. Smith plans to reach out to the Village of Galena council members individually to seek viability of the future development of the Arrowhead land.

Master Plan Review;

- Ongoing discussion with plan review by a consulting group
 - Mantra's Group
 - Crossroads – Holly Matai

Mayor Love continued the discussion by suggesting that the Village of Galena wants to remain cautious of which consulting group the Village chooses to work with. Both groups will most likely be involved in future development Bids within Galena. Alison stated that next steps was that both companies next steps will be to offer estimates to the Village of what their version of small growth plans up to full blown economic development would look like for the Village.

Mayor Love shared with the group the Delaware County strategy documents, and asked that everyone closely review those plans. The study was the result of a \$95,000 investment made by the county. Part of the study covered the needs for affordable housing or work force housing, and how those differ, and what those mean. Michael Fry and Alison Cherubini-Hillyer discussed how those differ and how residents may feel about those differences.

Levi Koehler found a definition on the government website that stated affordable housing is housing that is no more than 30% of a household's total income.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

1. Zoning Inspector's report – see Levi's write up

Other

- Miller Park tree down – removal is planned as soon as trucks can get into it.
- Miller Park Water Tower has been removed.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

Alison Cherubini-Hillyer brought up the Old Town Map Overlay. Timothy Erb questioned what the intent of the Historical Overlay was. Alison answered that the Overlay establishes the history of Galena as a village. It also classifies what changes are minor or major and that they must be submitted to the Planning and Zoning Commission for development changes. The section is 23.01 of the Zoning Ordinance. Levi read the section that the intent was to promote and preserve historical architectural character standards.

Mayor Love sited so many of the buildings within the district came from varying decades so the unity could be a challenge to define. Alison suggested that the styles only need to be cohesive and there are many styles defined within the “historic” district. Levi reminded the group that the section is a planned district so any changes or new construction has to come thru the Planning and Zoning Commission.

Alison Cherubini-Hillyer and Michael Fry both shared that many residents do appreciate the area and want some form of defined expectation for the Historic area as well as a better definition of the boundaries. Levi stated that the goal is to first determine the boundaries of the Old Town Map Overlay, and not get into the Architectural standards without further considerations.

Everyone agreed that there should be additional review of this by the commission and potentially need some clarifications be made within the Zoning Ordinance.

NEW BUSINESS

Next meeting is at 7:00 pm Wednesday May 17th, 2023

ADJOURNMENT

Motion to Adjourn at 7:42p.m.

- Motion to Adjourn Timothy Erb
- Second by Michael Fry

Roll Call Vote – Unanimous Yes.