



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

## PLANNING AND ZONING COMMISSION

### *Minutes of the Planning and Zoning Meeting of May 18th, 2022*

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Michael Fry, Timothy Erb, Nick Pezzutti. Village Residents in attendance were George Reiss, Dan Reiss, and Dave O'Neill.
- Meeting called to order at 7:00pm

#### ROLL CALL

- Present were P&Z Commission Members Nick Pezzutti, Jill Love, Timothy Erb, Michael Fry.

#### Presentation of the Minutes from April 20, 2022 meeting

- Motion to approve the minutes by Mike Fry
- Second by Tim Erb
- Roll call vote - unanimous yes

#### GUEST PARTICIPATION - None

#### SUBJECT DISCUSSIONS:

- Public Hearing** – regarding an amendment to the development plans for 104 Holmes Street.
- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.

#### Mayor Love requested a motion to open the public hearing at 7:02pm

- Motion to open the hearing by Timothy Erb
- Second by Michael Fry

The Public Hearing commenced with Levi Koehler asking for resident George Reiss to approach the microphone to give information about the development intentions. Mr. George Reiss shared his intention to build a home on the property but initial plan will be to start with a Garage.

Levi Koehler continued with his report regarding the development Pin#**41743102035000**. Complete details and documents were given to the Planning and Zoning Commission members with Levi's recommendations to approve the applications for amendments.

Mayor Love asked if any of the P&Z Commission members had questions.

#### Mayor Love requested a motion to Close the public hearing at 7:04pm

- Motion to close the hearing by Nick Pezzutti
- Second by Timothy Erb
- Roll call vote - unanimous yes

Full copies of public hearing records available by request to the Village.

**Mayor Love requested a motion to approve the amendments to 104 Holmes St Development Plan**

- Motion to approve by Mike Fry
- Second by Nick Pezzutti
- Roll call vote - unanimous yes

Resident Dan Reiss approached the microphone to make inquiries about the property he owns at 112 Holmes Street. His concerns were regarding drainage on the other side of the street in front of the property. Mayor Love shared that the cost to upgrade any catch basin could prove to be prohibitive. Mayor Love suggested that the Village Engineer could review the area in person for potential changes or improvements to be considered.

Planning and Zoning Meeting commenced with the **Ongoing review of the Village of Galena Master Plan.**

Mayor Love shared her computer screen with the group to walk thru sections of the Master Plan under review.

Conversations continued with input from Levi Koehler, Zoning Inspector, for clarity on some of the terms being utilized within the Master Plan document. Boundaries of the Village had changed since the documents last review so the verbiage of the Master Plan will be updated prior to its completion. As well as any known details regarding Arrowhead and Black Hawk properties.

Mayor Love asked for Levi's input to the Planning Section of the Master Plan to update dates to reflect that all following Documents have been reviewed more recently than is listed within the current Master Plan;

1. Subdivision Code
2. Storm Water Study
3. Capital Improvements Plan
4. Zoning Resolution
5. Area Wide Water Quality Plan
6. Property Maintenance Code
7. Traffic Study

Additional sections reviewed and discussed to be updated to reflect more recent Village conditions. Input by all members of the Planning & Zoning Commission members were discussed with regard to Bridges, Village Streets and Traffic Flow changes based on the Village growth to date and the coming changes due to the future plans by INTEL.

**ZONING INSPECTORS REPORT: Full copy available upon request to Village**

Major Subdivisions:

- No Major Changes

Development Plans:

- Miller Farm – Columbus City Council to approve easement of sewer placement
- 1811 S. Galena Road – close to completion of development plans
- 51 Middle Street – ongoing Construction
- 19 W. Columbus Street - under way

Violations Progress Report:

- Ongoing follow up with any properties in violation

Permits Issued:

- 1 New builds
- 4 Decks
- 3 Fences
- 2 Patios
- 1 Out building

Development Inquiries

- Arrowhead/Schottenstein
  - Development meeting 05/23

**ZONING CLERKS REPORT**

- Nothing to Add

**OLD BUSINESS**

**NEW BUSINESS**

- Development meeting on 05/23 with P&Z Commission Member Nick Pezzuti planning to attend.
  1. Steve Cutler and Denny from Mount Carmel development team

**Next meeting is at 7:00 pm Wednesday June 15th, 2022.**

**ADJOURNMENT**

Motion to Adjourn at 7:58p.m.

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

Roll Call Vote – Unanimous Yes.