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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of October 19th, 2022

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Timothy Erb, Nick Pezzutti, Alison Cherubini-Hillyer. Present for the meeting were Galena Resident Deanna Conti of Alexander Road. With Village of Galena Council member Dave O'neil attending online.
- Meeting called to order at 6:58pm

ROLL CALL

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

Presentation of the Minutes from August 17th, 2022 meeting

- Motion to approve the minutes by Timothy Erb
- Second by Michael Fry
- Roll call vote - unanimous yes

GUEST PARTICIPATION - None

SUBJECT DISCUSSIONS:

- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.
- Zoning Ordinance review – potential revision to address ambiguity of densities

Mayor Love stated that the Village of Galena Master Plan is in the hands of MORPC reviewing the overall plan. Once the plan is returned to the Village the review, updating can be discussed by the group.

Ordinances review for the Planned Mixed Use Developments (PMUD) densities was emailed to the Planning and Zoning Commission members by Alison Cherubini-Hillyer for a proposed review and discussion. Alison commenced with review of the section for PMUD densities. Back and Forth debate amongst the Commission about the density and some ambiguities that could result in development that would not be within the preferred parameters by the majority of village residents and commission members. Conversations continued to question densities in other areas of the Zoning Ordinances.

Mayor Love requested that the Commission Members look to other surrounding villages and townships development densities for examples of what the Village of Galena may want to consider. The Commission will continue the discussions on Zoning Ordinance Review during the next Planning and Zoning Commission meeting on November 16th.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

Major Subdivisions:

- Retreat at Dustin – meeting occurred with the HOA to explain the stormwater system.
- Arrowhead Lake Estates – Phase 2 construction underway.
- Blackhawk Phase D – Homes are under construction
- Miller Farm – NCA research is underway by Lennar Homes. The City of Columbus has established a cost of \$175K for easement.

Development Plans:

- Miller Farm – Under review by village staff.
- 1811 S. Galena Road – Zoning Certif about to be issued.
- 51 Middle Street – Construction and storm water facilities have been completed.
- 19 W. Columbus Street - outdoor construction is complete, indoor construction is ongoing.

Violations Progress Report:

- Ongoing follow up with any properties in violation

Permits Issued:

- 2 Fences and 1 Deck

Development Inquiries

- Some inquiries on various parcels but no meetings have been requested.

Other

- Arrowhead Golf Course is in contract with Schottenstein Real Estate Group
- Jim Groezinger has reached out regarding an extension of the stormwater pipe underneath Walnut Street at Arrowhead Golf Course.
- Suzanne Rease, Village of Galena Fiscal Officer and Levi Koehler, Zoning Inspector have worked with Resident Jeremy Freeman of Berkshire campground to establish a hunting exemption for what was called the Mullins Farm on Alexander Road.
- Levi Koehler has had ongoing discussions with Jeremy Freeman and Mark Rufener, Village Engineer, to determine what would be required for the Berkshire Campground to expand its footprint.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS

Next meeting is at 7:00 pm Wednesday December 21st, 2022.

ADJOURNMENT

Motion to Adjourn at 8:07p.m.

- Motion to Adjourn by Tim Erb
- Second by Michael Fry

Roll Call Vote – Unanimous Yes.