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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of October 20th, 2021

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Kathy Krupa, Alison Cherubini-Hillyer, Timothy Erb, Nick Pezzuti (via Zoom) and Zoning Inspector Levi Koehler. Village of Galena Residents present, George and Dan Reese of Division 7 Roofing, Dan Wendorf owner of 13-19 Columbus Street, Nick Rittenauer owner of Galena Diner. Via Zoom Zach Hopper.
- Meeting called to order at 7:02pm

ROLL CALL

- Present were P&Z Commission Members Alison, Jill, Tim, Kathy, Nick (via Zoom)

Presentation of the Minutes from September 15th, 2021 meeting

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

GUEST PARTICIPATION – Dan Wendorf,, Galena resident, and owner of West Columbus Street units 13-19 to discuss the Amendment to the Development Plan of said units. Nick Rittenauer, Owner of Galena Diner.

SUBJECT DISCUSSIONS:

- Public Hearing** - regarding the application of Dan Wendorf for an AMENDMENT TO THE DEVELOPMENT PLAN for the following described property known as:
13-19 West Columbus Street Parcel Numbers 41743404002000 and 41743404003000
- Review of Public Feedback on Galena's Comprehensive Future Development Plan** – Results from the Survey Monkey Survey sent to Galena residents for feedback.
- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.

Mayor Love requested a motion to open the public hearing at 7:05pm

- Motion to open Public Hearing by Alison Cherubini-Hillyer
- Second by Tim Erb
- Roll call vote – unanimous yes

The Public Hearing commenced with Mayor Jill Love swearing in all attendees, residents, and commission members that planned to speak during the public hearing in regards to the Amendment to the Development plan for 13-19 West Columbus Street properties.

Levi Koehler, Village Zoning Inspector introduced Dan Wendorf, owner of properties for the public hearing.

Dan Wendorf purchased the building with 1000 sf on the first floor and has plans as shared in the development outline to expand to the rear in order to build a modern kitchen to service a boutique style restaurant and wine bistro in the first floor space of the parcels of 13-19 West Columbus Street. The addition will create an added 400 sq feet. While the 2nd floor is to be a hair salon with vaulted ceilings. That business would be a by appointment business.

The hearing was then open to questions by the commission members.

Alison Cherubini-Hillyer asked about the tenants. Dan Wendorf elaborated that the tenants have already been secured for both the 1st floor business and the 2nd floor salon. He stated that the restaurant was to be inhabited by someone that had a rich history in the business.

Mayor Love thanked Dan Wendorf for his participation and details provided.

Nicholas Rittenauer stepped up to the microphone and introduced himself as the current owner of Galena Diner, and the future tenant of the expansion of the 13-19 West Columbus parcels. Nick shared details of his history in the restaurant business and his excitement at being able to expand his current footprint in Galena.

Levi Koehler commenced with the reading of his Inspectors Report of the Amendment Plan and gave a recommendation of acceptance for the consideration of the Planning and Zoning Commission.

Levi asked Dan or Nick to elaborate on the following;

- Increase in foot traffic
- Increase in parking needs – Dan stated the past year they’ve reviewed parking as to fluctuate greatly and still somewhat of a mystery. Generally speaking it will be ok with current use.
- Hours of operation for the 1st floor restaurant and wine bistro – Mid Brunch to early evening.
- Lighting – Dan Wendorf stated no additional lighting planned at this time.
- Signage renderings to be sent to Levi Koehler, zoning inspector, for review
- The properties maximum capacity is to be set at 40
- And Waste services that are currently split with The Coffee Vault will be increased with added refuse capacity and pick up dates.

Alison Cherubini-Hillyer asked whether the additional space will be more of a wine bistro or food focus. Nick Rittenauer stated that those would be decisions that played out after operations had expanded and begun to see what the residence will have an appetite for.

Kathy Krupa stated how delighted the Planning and Zoning Group is about the new prospective business as it has been presented.

Mayor Love asked if there were any more questions.

Mayor Love requested a motion to close the public hearing at 7:23pm

- Motion to close Public Hearing by Alison Cherubini-Hillyer
- Second by Kathy Krupa
- Roll call vote – unanimous yes

Mayor Love requested a motion to approve the Amendment to the Development Plan of 13-19 West Columbus Street Parcel Numbers 41743404002000 and 41743404003000

- Motion to approve the Amendment Plan Kathy Krupa
- Second by Tim Erb
- Roll call vote – unanimous yes

The Planning and Zoning Commission meeting continued with **the Review of the Village of Galena Survey Results**. A Survey was sent to residence utilizing the platform of Survey Monkey to determine what the residents of Galena hoped for most with Future plans of development of the Village of Galena.

The results mostly fell into 10 general questions that were cultivated to get a good feel for what the residents of Galena want to see considered and/or included in current and future development.

All results are still to be verified by the commission but following are a few results discussed;

1st Question / Where do you currently reside.

- 66.14% in village “proper”
- 67.72% neighboring townships

2nd Question / What Characteristics best describe your hope for Galena in the future

- Rural Natural Feel = 56%
- Growing = 47%

3rd Question / Which of the following is important to support current and future resident/visitor needs for getting around town? (Select all that apply)

- Maintenance of sidewalks Town area = 53.55%
- Sidewalks along Harrison = 32.24%
- Future Walk/Paths = 46.45%
- Sidewalk connection to Hoover Boardwalk = 48.63%
- Connection of bike path at Harrison Street to Sandel Legacy Trail = 44.81%
- Additional bike racks = 8.2%
- Other – many items suggested were for items controlled by either the county or the City of Columbus.

4th Question / Ideas for what kind of Events, Activities, and recreational opportunities you would like to see as a resident of visitor of Galena, based on current and futures amenities;

- Farmers Market
- SummerFest
- Kayak Launch Site – controlled by City of Columbus
- Access to Hoover – controlled by City of Columbus
- Swimming Pool, updated playgrounds, YMCA or community center.

5th Question / Are you in favor of a DORA – Designated Outdoor Refreshment Area in or around the Village Square?

- Yes = 72.58%
- No = 27.42%

6th Question / As ideas are considered for areas of future development, what is our community lacking that would benefit Village residents and visitors.

- Multi Family
- Senior Living – Empty Nest product
- Patio Homes
- Focus on improving the parks
- Single family homes on larger lots

7th Question / With development continuing to rise in and around Galena what is your main area of concern?

- Residential Density
- Commercial Accessibility and/or Opportunity
- Traffic

8th Question / How would you rate the municipal services currently offered to residents?

- Overall satisfaction of the residents.

9th Question / What future services would you recommend the Village consider providing for residents and visitors?

- Police Department
- Community Center
- Pool

10th Question / Any additional comments or concerns.

- Various responses reviewed.

Mayor Love opened the review to Commission Members comments or concerns.

Kathy Krupa stated her surprise at no one mentioning gardens or maintenance of gardens around the square.

Levi Koehler asked if the differential would be decipherable between village residents versus those from outlying areas.

Kathy appreciated the amount of information that was available from the survey responses.

Mayor Love completed the Survey Review. Alison Cherubini-Hillyer stated that results can be reviewed and published somehow for residents who want to see a more detailed accounting of the results.

The meeting moved on to the ongoing review of the Master Plan.

Mayor Love asked if any commission members had and particular updates to share from their sections of the plan.

Timothy Erb shared that the demographics in his section #2 shows that what Galena has seen in the last 2 years eclipses the growth that had occurred up to now. Levi stated that the speed of development will slow down. Tim Erb continued to state how municipal services will be stretched if we do see the anticipated growth over the next 10 years. Mayor Love stated this reinforces the importance of the Zoning Draft and is critical that the community understands what is changing to help to guide future development appropriately.

Mayor Love spoke to the inability of the village to dictate who the land owners sell property to, but we can manage the developments with the Zoning Master Plan.

Kathy Krupa stated she has reached out to resources for current residential numbers and future addition numbers in the near future.

ZONING INSPECTORS REPORT:

Major Subdivisions;

- **Retreat at Dustin:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Phase 2 construction is underway.
- **Arrowhead Lake Estates:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Phase 2 construction is underway.
- **Blackhawk Phase-D:** Storm Water inspections have been conducted by the Zoning Inspector and Mark Rufener of KEM. Homes are under construction.
- **Miller Farm:** Engineering has been approved by the Planning and Zoning Commission. All mylars for phase 1 have been signed. The Development Agreement is under review by Village staff. Addresses have been assigned for phase 1.

Development Plans;

- **1811 South Galena Rd.:** Engineering is ongoing.
- **51 Middle St.:** Mylar has been signed. Site has been surveyed, construction plans have been received, site clearing and demolition has begun.
- **Vans Valley/Joe Walker:** Developer is preparing documents for initial submission.
- **19 W. Columbus St.:** Addition to rear of building. Hearing Scheduled for October 20, 2021.

Violations Progress Report;

Exterior Property Maintenance: A list of major property maintenance issues is being compiled. Pictures will be taken to document these issues. Violations will be mailed by 4/21/2021.

- **244 N. Walnut St:** Sheds in disrepair. **Correction pending.**
- **370 N. Walnut St.:** Garage in disrepair, missing roof. **Correction pending.**

Permits Issued:

- 8 New Builds, 1 Fence, 1 Deck, 1 Excavation.

Minor Subdivision Approvals:

- None

Development Inquiries

- None

Other;

- Several calls and emails have been received regarding the display and removal of political signs.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

- Mayor Love is working to potentially bring several parties together on a plan for Arrowhead Golf Course Land use – possibly a sports school/complex.
- AEP – restructuring lines due to the many outages reported and the input that they received when they were guests of the Council Meeting last month. Repairs are planned and to be done with the addition of new power poles throughout the area.

NEW BUSINESS

- The next meeting of the Planning and Zoning Commission is scheduled for November 17th, 2021 at 7:00PM (EST)

ADJOURNMENT

Motion to Adjourn at 8:13pm

- Motion to Adjourn by Alison Cherubini-Hillyer
- Second by Timothy Erb

Roll Call Vote – Unanimous Yes.