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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of August 17th, 2022

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Timothy Erb, Nick Pezzutti, Alison Cherubini-Hillyer. Present for the meeting were, Village of Galena Council member Dave O'neil and Galena Residents Tim Carr, Tom Hopper and Zach Hopper.
- Meeting called to order at 6:58pm

ROLL CALL

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

Presentation of the Minutes from July 20th, 2022 meeting

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

GUEST PARTICIPATION - None

SUBJECT DISCUSSIONS:

- Ongoing Planning & Zoning Commissions review of the **Village of Galena Master Plan**.

Mayor Love had received a follow up statement from a company by the name of Crossroads and it's founder Holly Mattei covering the preservation of farm land and other interests for the community due to the arrival of INTEL that can be added to the overall master Plan. There will be an effort to recognize some of the changes and growth that will eventually affect Galena with the INTEL construction.

Nick Pezzuti was going to finalize the upload of the maps to the Master Plan but is finding that the maps are too large to open and download. Levi and Nick will work together to convert the file sizes so that the maps will be able to be utilized within the Master Plan

MORPC will review the overall Master plan which will take about 4-6 weeks.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

Major Subdivisions:

- Retreat at Dustin is nearing completion
- Arrowhead Estates The

Major Subdivisions Cont.:

- Blackhawk
- Miller Farm – Easement has been under review with City of Columbus

Development Plans:

- Miller Farm – Under review by village staff.
- 1811 S. Galena Road – Zoning Certif about to be issued, pending EPA and ODOT approvals.
- 51 Middle Street – ongoing Construction
- 19 W. Columbus Street - Addition to rear of building has been approved, outdoor construction is complete.

Violations Progress Report:

- Ongoing follow up with any properties in violation

Permits Issued:

- 99 N. Walnut

Development Inquiries

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

Tim Carr, resident of Galena off of Alexander Road questioned what was occurring with the Berkshire campgrounds. Levi Koehler stated that there had been some discussions with the owners, asking that they work with the Village to determine what their plans are and to keep them within the Village Zoning regulations. At the time of the Planning and Zoning meeting they were not in any violation yet. IF the owners try to move the RV Sales onto their residential property then they will be required to work with the Village to re-zone. The Conte's of Alexander Road arrived to the meeting with the same concerns with regard to what was happening with Berkshire. Levi shared that the Village attorney will get involved if necessary to make sure that any 'improvements' being done by the owners remain compliant.

Mayor Love shared that the Black Hawk Preservation Parks discussions have not gone any farther.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

- Alison Cherubini-Hillyer discussed the issue with the Walnut Creek Bridge and vehicles taking it as a short cut. She asked what could be done.
- Discussions about the bridge outlined that it is not re-inforced for car passage. The bridge would need re-inspected for safety even for pedestrian traffic. The plan is to use grant monies thru MORPC. The inspections will be handled by K.E.M.
- One way to stop vehicles may be a chain/lock to prohibit vehicle traffic.

NEW BUSINESS

- Miller Playground Refurbish project – Bidding and Drawings are under review. Council Member Eric Johnson has volunteered his time to review the plans and head up the playground committee.

Next meeting is at 7:00 pm Wednesday November 16th, 2022.

ADJOURNMENT

Motion to Adjourn at 7:29p.m.

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

Roll Call Vote – Unanimous Yes.