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PLANNING AND ZONING COMMISSION

Minutes of the Planning and Zoning Meeting of November 16th, 2022

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Timothy Erb, Nick Pezzutti and Michael Fry. Also present, Levi Koehler Village Zoning Inspector, and resident Matthew Hollis of Miller Paul Road.
- Meeting called to order at 7:02pm

ROLL CALL

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

Presentation of the Minutes from October 19th, 2022 meeting

- Motion to approve the minutes by Timothy Erb
- Second by Nick Pezzutti
- Roll call vote - unanimous yes

GUEST PARTICIPATION

- Matthew Hollis interested in permissible uses of the property at 42 w. Columbus Street. Possibly interested in a Classic Car Business that would work with clients to locate their dream vehicles. Possibility of a very small showroom/Office space to work with clients at 42 W. Columbus Street. Mr. Hollis was inquiring on what would be required of him to pursue this possibility. It was suggested that he have a business proposal/plan along with drawings of any changes that Mr. Hollis would intend to make to the building and bring back to the Planning and Zoning Commission for review.

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 feedback from Delaware County Regional Planning of the Village of Galena Master Plan had been received back. Nick Pezzutti shared that Regional Planning had offered to re-do the maps for the Village of Galena to be incorporated into the Master Plan.

The Zoning Ordinance Review began with Levi Koehler sharing densities examples from Ontario Ohio. He liked the way that their densities were spelled out and described. Mike Fry, like Alison Cherubini-Hillyer have stated concerns in removing densities definitions overall from the PMUD sections of the Master Plan. Mike suggests a chart that is clearly defined density by type of development.

Nick Pezzutti stated that the residential and commercial sections of the Master Plan already have densities clarified in those sections and that possibly PMUD should be referred back to those definitions of density.

Mayor Love asked for clarification on how any of these proposed changes to the Master Plan would best be handled in order to keep the process moving. Levi shared that any changes require a public hearing during a Planning and Zoning Meeting that then gets referred back to the Village Council for acceptance.

Michael Fry and Nick Pezzutti both stated that it would be important to not leave too much open to interpretation for future developers to find loop holes on densities of future planned developments.

Tim Erb suggested making sure any density defined calculations be easy for Levi Koehler the Village Zoning Inspector to interpret, define, and enforce.

With Galena's proximity to the future Intel growth, Mayor Love suggested the Village will need to be open to Commercial opportunities that may come.

ZONING INSPECTORS REPORT: Full copy available upon request to Village

Major Subdivisions:

- Retreat at Dustin – No Empty Lots remaining.
- Arrowhead Lake Estates – No Empty Lots remaining. Bond has been extended to January 2023.
- Blackhawk Phase D – No Empty Lots Remain.
- Miller Farm –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 has been issued.
- Vans Valley / Joe Walker – Developer is preparing Documents for initial submission.
- 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:

- 3 Fences and 1 Deck

Development Inquiries

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

Other

- Blackhawk Golf Course has been purchased by a private party.
- 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.
- 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.
- Mark Rufene, Village Engineer, has provided several examples of PMUD district requirements in other municipalities.

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS

- Miller Farm is now a future potential development for M/I Homes. Lennar Homes has backed away from the project. There was to be a meeting with MI Homes on December 5th. Nick Pezzutti of the Planning & Zoning Commission to attend.

NEW BUSINESS Continued

- Mayor Love has also received detailed drawings from Landscape Architect and Galena Resident Bob Blackford. The drawings are of a re-imagined Galena Village Center.
- Mayor Love stated that the position of Village Administrator was narrowing down to two (2) final candidates. Mike Fry shared that it had been some tough decisions due to all of the candidates being highly qualified.
- There is a New Village Council Member, Josh Porter.

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

ADJOURNMENT

Motion to Adjourn at 7:51.m.

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

Roll Call Vote – Unanimous Yes.