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PLANNING AND ZONING COMMISSION

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

- Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Michael Fry, Alison Cherubini-Hillyer, Timothy Erb, Nick Pezzuti.
- Meeting called to order at 7:00pm

ROLL CALL

- Present were P&Z Commission Members Alison, Nick, Jill, Tim, Mike

Presentation of the Minutes from January 19th, 2022 meeting

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

GUEST PARTICIPATION - None

SUBJECT DISCUSSIONS:

1. On-going review and updating of the **Village of Galena's Master Plan**

Mayor Love commenced with discussions surrounding The Village of Galena's Master Plan and suggested that the evenings meeting be dedicated to getting thru as much of the document review as possible. Once a reasonable amount of review and revision has been done, the document can / should be sent to Delaware Area Regional Planning Commission for their review and input. The original Master Plan was done in 2001 when the document was professionally prepared.

With it being 2022 it is overdue for the Master Plan to be updated. Areas and opportunities to update are documents, maps, timelines etc. originally created as part of the 2001 Master Plan.

Alison Cherubini-Hillyer began with her review of the Teams Document generated in order for the entire Planning and Zoning Commission members to have access and ability to update/document their segments. Nick Pezzuti stated his update of the Maps was complete, he was looking for ways to upload them to the live Teams document.

Levi Koehler was unavailable for the meeting so his section will be revisited.

Developers # 1 question when bringing projects to the Village is "what does the village want". This is a question that the Village can make sure is answered with the Master Plan and recently updated Zoning Documents. Mayor Love shared that often village residents are unhappy with growth and open land areas being sold for development. While the Village has the opportunity to guide what development can be approved, the Village cannot stipulate who open land area owners

elect to sell to. It is important as concerned citizens to read the Village Planning Documents, Master Plan and Zoning allowances so that residents can be knowledgeable about future prospective development in Galena.

Alison asked if the Commission members had reviewed their own sections or the entire document. Then went on to review the Introduction section of the Master Plan and what changes had been made. Mostly there were changes or additions to specific verbiage or language. For example the addition of verbiage to “keep the village quaint” as a purpose of the Master Plan.

Ongoing discussion surrounding the Land Use Plan will be updated with a newer Map.

Some additional purposes for the Master Plan;

- Foundational Plan for Future Development
- Infrastructure references
- Governance
- Scenic, environmental and historic direction
- Serve as a guide on decision making for future developments

Under the Infrastructure section details to be updated and revised to include what MORPC has completed such as the Rapid 5, Ohio Friends of the Trail. The Delaware City Sewer Master Plan and future areas that it can service. Additional Village Planning Efforts and Land Use plans.

Of importance to be included in the Infrastructure section would also be any Capital Improvements planned. Mayor Love spoke with Bill Vance for his help to update this so that the Village could potentially qualify for Federal grant monies sought.

Alison Cherubini-Hillyer stated she created a chart to list items under two qualifications – “Proposed” and “Completed”.

Additional Master Plan Capital Improvement sections of Note discussed by the P&Z Commission were;

- Upgrades to the Early Warning System sirens
 - The Village is not tied to the federal warning system
- A Traffic Study – 2001 exists
 - Updated situational studies have been done as needed for developments but no broad all-encompassing update to the overall Traffic Study has been completed.
- Storm Water Study – 2002 exists
 - Has since had storm water ordinances and management plan added
 - And a 2005 area wide Water Quality Management plan.

General Review Process for infrastructure or capital improvements – Mayor Love suggested moving this section up to earlier within the Master Plan Document.

- Input was sought for this section via internet based studies and surveys.
- Alison plan to include the Survey Monkey results from Village members to support the 5 main areas of resident interest for consideration of capital improvements projects for Galena.

Commission plans to strike section with “Communities Challenges”.

History and Demographics can be kept the same for the most part, only updating the pertinent numbers

- Change the demographics to charts and verbiage.

General economics section to additionally reflect new Commercial plans for Galena.

Governance Section;

- Purpose – no need to change verbiage
- Subsections with State Article #'s and Code #'s need verified and updated

Opportunities for Clarity in definitions under Governance Sections

Council Structure

Village Staff

Zoning

External Relations such as Big Walnut Chamber of Commerce and Big Walnut Civic Assoc.

Budgeting and Income - Section to have some slight revisions to verbiage

Expenditures – Section to be updated to outline future projects.

Discussions for Master Plan wrapped and Mayor Love gave the Zoning Inspectors Report.

ZONING INSPECTORS REPORT: (As reviewed by Mayor Love)

ZONING CLERKS REPORT

- Nothing to Add

OLD BUSINESS

NEW BUSINESS – Next meeting is at 7:00 pm Wednesday April 20th, 2022.

ADJOURNMENT

Motion to Adjourn at 8:43p.m.

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

Roll Call Vote – Unanimous Yes.