

**PLANNING AND ZONING COMMISSION**

***Minutes of the Planning and Zoning Meeting of April 19th, 2023***

* Attendees: Village of Galena P&Z Commission Members Mayor Jill Love, Alison Cherubini-Hillyer, Michael Fry and Tim Erb. Also present, Levi Koehler Village Zoning Inspector. Residents of Galena present for the meeting were Marilyn and Forest Hale, Tom Hopper, July and Ken Gunn, Keith Johnson, David and Melinda Simmons, Mary Howard, Michelle Parsons, Karin and Chris Underwood, Ryan Hutson.
* Meeting called to order at 7:00pm ZOOM Unavailable due to technical difficulties.

**ROLL CALL**

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

**Presentation of the Minutes from March 15th, 2022 meeting**

* Motion to approve the minutes by Alison Cherubini-Hillyer
* Second by Tim Erb

Roll Call Vote – Unanimous Yes

**GUEST PARTICIPATION**

**SUBJECT DISCUSSIONS:**

* A Public Hearing regarding an Amendment to the Village of Galena Zoning Ordinance
* A Public Hearing regarding a Variance to the development plans for 99 North Walnut Street.
* On-going review and updating of the Village of Galena’s Master Plan.

Mayor Love revised the order of Hearings – the first to be regarding 99 N. Walnut Street. The Mayor proceeded to swear in any Planning and Zoning members that intended to speak as a part of the hearing.

Motion to Open Public Hearing regarding the Variance to development plans of 99 North Walnut Street at 7:01pm

* Unanimous

Levi Koehler read the proposed Variances to the development Plans for 99 North Walnut Street.

Levi finished the reading of the proposed changes to the development of 99 North Walnut Street.

* Lot in question is similar in size to surrounding properties and the Variance Request is reasonable and is recommended to be approved by Planning and Zoning.
* Alison Cherubini-Hillyer pointed out that the lot in question clearances are close to or equal to new construction requirements for comparison.

99 North Walnut Street Continued;

Comments/Concerns for this opened to residence in attendance – Mayor Love swore in resident, Michelle Parsons.

* Michelle Parsons asked if the trees will remain behind the house. Mr. Hale, future owner of home being built at 99 North Walnut, stated that the trees are older and dying so his plan is to remove them, but replant new for privacy.

Motion to Close Hearing on 99 North Walnut 7:12pm

* Mike Fry
* 2nd Tim Erb
* Unanimous

Motion to approve variances by Planning and Zoning to 99 North Walnut

* Timothy Erb
* 2nd Mike Fry
* Roll Call Vote –Unanimous

Mayor Love thanked the Hale’s for utilizing the Planning and Zoning process to work thru their development plan.

Motion to Open Public Hearing regarding an Amendment to the Village of Galena Zoning Ordinance at 7:14pm

* Mike Fry
* 2nd Alison Cherubini-Hillyer
* Unanimous

Levi Koehler commenced his reading of the amendment to the zoning ordinance Section 5.15 regarding requirements of when and how amendments become adopted by the Village Council. Village Solicitor, Ken Molnar, reviewed the verbiage and found that the recommendations by the Planning and Zoning Commission may not follow the ORC requirements. Further Review is recommended on how the amendments and ordinance section reads.

Mayor Love opened the floor for questions by the commission. Mike Fry questioned the verbiage about emergency legislation.

Alison Cherubini-Hillyer requested a continuance to give the Commission time to review these issues.

Motion to hold a Continuance of the Hearing 7:21pm.

* Mike Fry
* 2nd Tim Erb
* Unanimous

Mayor Love opened for discussion to the gallery of residents.

Mary Howard came forward with questions about whether the Galena Zoning Codes have considerations of Solar Farms. Mary supplied the group with some research she had done for the P&Z Commission’s review.

Michelle Parsons questioned what the environmental impact of solar farms could be. Mike Fry and residents discussion around the impact continued.

Mayor Love continued with the announcement that Nick Pezzutti is stepping down from the Planning and Zoning Commission. Nick Pezzutti has enjoyed his involvement but has found the need to step down due to his schedule with kids many sports and school commitments. Mayor then announced Nick’s replacement is Galena resident Pete Casuccio. Pete is a 3rd Generation Police Officer with the city of Columbus, he is a trustee with the Fraternal Order of Police Lodge #9. He is also a founding member of Cops and Barbers, a group that looks to connect with the next generation making a positive impact in communities with a meaningful exchange between the youth and police officers. It’s an opportunity for the kids to get a free haircut and school supplies before the beginning of each school year. The Planning and Zoning Commission looks forward to Pete’s new involvement with the Village.

Mayor Love resumed the meeting with the introduction of Mark Rufenor who is Galena’s Village Engineer to walk thru a recent presentation of The Galena Development Overview highlighting the future financial outlook for the Village. A copy of the full report reviewed can be requested at the Village offices. The fees that the Village charges for future development needs to keep pace with the financial needs of the Village in order to maintain Sewer utilities for the Village. **One of Mark’s many points was to maintain healthy economic funds the Village will need to raise the current sewer rates.**

During Mark’s presentation Alison Cherubini-Hillyer asked for clarification of small lots vs large lots. Alison pointed out that smaller lots should retain the same final build value of larger lots. Michelle Parsons, Galena resident, mentioned commercial usage and her concerns on lot sizes. Michelle Parsons also asked that the Commission continue to carefully consider densities of development for the Village.

Mike Fry shared that Planning and Zoning will continue to have discretion to approve or not approve lot sizes of the future developments within the Village. Mark Rufenor expanded that Planning and Zoning can negotiate with developers to approve the mixture of lot sizes, within any development as well.

**ZONING INSPECTORS REPORT: Full copy available upon request to Village**

* Zoning Inspector’s report – see Levi’s write up

**Other**

* Miller Farm – Columbus Came back with easements cost increase
* Miller Farm – Mayor love added that there was a Haz Mat plan completed for the development
* Next meeting there may be an announcement about a large donor to support economic development.
* Future reviews of Historic District and Solar Farms.
* Next Meeting Lot Grading change to Subdivision Codes needs to be reviewed.

**ZONING CLERKS REPORT**

* Nothing to Add

**OLD BUSINESS**

**NEW BUSINESS**

* Galena Fall Fest is October 14th, 2023.

**Next meeting is at 7:00 pm Wednesday June 21st, 2023**

**ADJOURNMENT**

Motion to Adjourn at 8:13p.m.

* Motion to Adjourn Timothy Erb
* Second by Michael Fry

Roll Call Vote – Unanimous Yes.