

Gallia County Planning Commission Minutes

January 6, 2003

The Gallia County Planning Commission met on Monday, January 6, 2003 with the following members in attendance: Craig Barnes, Zane Beegle, Bob Condee, Terry Hemby, Tom Meadows, Lester Plymale, County Commissioner Bill Davis.

Vice Chair Zane Beegle chaired the meeting and a quorum was established. The minutes were approved as submitted with a motion by Bill Davis, seconded by Bob Condee and all members in favor.

New Business:

2003 Elections: Tom Meadows moved that all current officers continue in their capacity for the 2003-year, second by Lester Plymale, all members in agreement.

Variances:

Section 328.1 - Gallia County Coon Club/James Siders, Harrison 12. Mr. Siders is the representative for the 1.307-acre parcel split that is going to him, the adjoining property owner in exchange for the .366-acre easement going to the Coon Club. The Commission explained to Mr. Siders that approval would be granted providing an easement maintenance agreement is drawn up between himself and the Coon Club. Bill Davis moved to approve the request providing the necessary documentation is submitted to the Planning Commission, second by Bob Condee, all members in agreement.

Section 328.2 - Commission discussed additional planned parcel splits by Therll Clagg aka Thelar Investment Co, Springfield Township, Sections 29 & 35. As Mr. Clagg's liaison, Realtor Joe Moore met with the Commission 10/7/02 to discuss a planned 18-lot subdivision at State Rte 554 and Church Street. At that time, it was explained to Mr. Moore that it would be necessary for the developer to run a sewer line through the center of the planned subdivision to provide access for each lot. On 10/25/02 four of these parcel splits were submitted to the Planning Commission for approval. The four lots were approved and returned to Mr. Clagg with a

letter warning him that *no more than 5 splits including the original parcel would be allowed without meeting the requirements of Article 3, Subdivision Regulations.* The Commission is concerned that Mr. Clagg may try to circumvent the regulations (Section 328.2) by requesting additional splits without meeting the "Major Subdivision" requirements. Craig moved to table any decisions until an opinion was obtained from the Prosecutor's office advising us of our recourse and see if there is some way we can protect the future buyers. Motion second by Tom Meadows with all members in agreement.

Old Business:

Access Management Advisory Committee. Terry reported that a third trustee has agreed to serve on the committee however, with the sudden death of Professional Surveyor Walt Lambert; a replacement will be needed.

With no further business to discuss the meeting was adjourned at 5:00 p.m.