

Gallia County Planning Commission Minutes

February 2, 2004

The Gallia County Planning Commission met on Monday, February 2, 2004 with the following members in attendance: Terry Hemby, Tom Meadows, Lester Plymale, Paul Shoemaker, Steve Swatzel and County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and a quorum was established. Minutes for the 12/18/03 Special Meeting and the January 5, 2004 meeting was distributed to all members present. Bill Davis seconded by Lester Plymale moved to approve both 12/18/03 and 1/5/04 minutes as submitted, all members were in agreement.

Variance of Section 328.1

Oiler/Viars - 2.00-acre parcel split involving a 50' right-of-way, Section 27 - Morgan Township, Head Road. Tom Meadows moved that we approve the variance as requested providing right-of-way maintenance agreements are in place; second by Bill Davis, motion passed.

Cennamo - 1.00-acre parcel split involving a 30' easement, Section 15 - Raccoon Township, Tate Road. Easement maintenance information has been incorporated into the deed. Steve Swatzel expressed concern over the statement "*Also granted herewith is an easement for the purposes of installing and maintaining an approved septic system across the remaining real estate of the Grantors*" which was also stipulated in the drafted deed. Unable to identify the location of said easement Tom Meadows moved to approve the variance after the Health Department received clarification of the easements, approved and signed to that affect. Bill Davis seconded the motion with all members in agreement.

Variance of Section 413.3

Forgey, Steve - 3.386-acre parcel split leaving the residual of parent tract without the 85' required public road frontage, Section 21 - Raccoon Township, Buckeye

Hills Road. Tom Meadows moved to approve the variance as requested, seconded by Bill Davis and all members in agreement. Members advised Mrs. Forgey that the 24' would not provide the required public road frontage for any additional stand-alone parcel splits.

Evans, Rowdy - Three parcel splits (.73 .66 & .66 - acres), excluding public road right-of-way, lots are less than minimum lot size, Section 22 - Springfield Township, Evergreen Road. Mr. Evans explained that prior to having these surveys performed he advised his surveyor that he wanted to get a total of 3 parcel splits. His surveyor called the Engineer's office and was told the RTW for Evergreen Road was 30'. With this information, the surveyor proceeded with the surveys. When the surveys were completed they went to Craig Barnes at the Engineer's office for accuracy approval at which time, Mr. Barnes called the surveyor to advise him that it was a 60' RTW not 30' due to the fact that this county road was previously a state route. Mr. Evans continued to explain that had they been given the correct RTW width and realized they would not be able to get the total of 3 lots desired, he would not have proceeded with the surveys. The distributed plat still reflected the incorrect 30' RTW width therefore, the commission members agreed to table the issue until a corrected plat was available to determine the actual lot sizes with the increased RTW.

With no further business to discuss the meeting was adjourned.