

Gallia County
Planning Commission
Minutes
March 3, 2003

The Gallia County Planning Commission met on Monday, March 3, 2003 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Paul Shoemaker, Glenn Smith, Steve Swatzel, County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and a quorum was established. The minutes were approved as submitted with a motion by Glenn Smith, seconded by Bob Condee and all members in favor.

New Business:

David Holley met with the Commission regarding a 3.475-acre split in Green Township, Section 23. This parcel split involves a 50' right-of-way. Craig expressed concern that the RTW connected to a private drive and the ownership of said private drive was unknown therefore we do not know who should share in said maintenance. Bill Davis moved to table this decision until Craig could do some study of ownership of the private drive; Glenn Smith second the motion, motion carried.

Realtor Bonnie Stutes was present with **Keith Robie** requesting approval of a variance for Section 328.1 for 3 parcel splits in Green Township Section 30; 2.00 (N), 2.00 (S) and 1.64 acre tracts, two of which involve a 50' right-of-way. On 3/6/02 a 2.00-acre parcel split was approved from this original tract. The Commission explained to Mr. Robie that with the 3 requests currently before the Commission this will bring him to the maximum splits allowed and any further splits would require him to meet the requirements of Section 3 of the Subdivision Regulations (Section 328.2). Mr. Robie explained that the 1.64-acre tract adjoins the 2.00-acre tract that was approved on 3/6/02 and is being purchased by the same owner as an adjoining tract. This tract also has 78.35' of public road frontage, Section 413.3 requires 85'. Mr. Barnes explained that the 1.64-acre tract still must be included on the easement maintenance agreement because the possibility of selling the tract as a stand-alone exists. He also explained that all tracts using

the easement must be assigned the right to use the easement in the descriptions and all property owners must sign the easement maintenance agreement. Tom Meadows moved that the descriptions be corrected to include right-of-way assignments, and all who utilize the easement to sign a maintenance agreement and granted approval for the variance of the public road frontage on the 1.64 acre tract, motion second by Bill Davis, motion carried.

Old Business:

The Committee members were also carbon copied a letter to Steve Betz on 2/12/03 regarding the necessary road improvements for Trails End Road of Indian Creek Subdivision. Once the requested improvements are approved by the Raccoon Township Trustees, a 10% (\$5,000) bond will be required and remain in effect for a 12-month period from the date of stone application.

With no further business to discuss, the meeting was adjourned.