

Gallia County Planning Commission AGENDA

May 5, 2003

4:30 pm

- 4:30pm** Approval of minutes:

Variance - Section 328.1 (creating a new opening)

- 4:35pm** Harley Eblin, Springfield 29 extending easement

Preliminary Plat

- 4:40pm** Jeff Craycraft, Denney Road Subdivision

Old Business

- 5:00pm** Subdivision Regulation changes

The next scheduled meeting will be **Monday, June 2, 2003 at 4:30pm** in the Commissioner's Office at the courthouse.

Adjourned:

Gallia County Planning Commission Minutes

April 7, 2003

The Gallia County Planning Commission met on Monday, April 7, 2003 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, 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 Bill Davis, seconded by Glenn Smith and all members in favor.

Variances - Section 413.3 (Does not meet minimum lot size/less than 85' road frontage)

Jonas Miller - 20.567-ac., Green 35. Bob Condee moved to grant the requested variance, second by Bill Davis, motion passed.

Sandra Neal - AEP Cheshire Twp. This is a 10-acre tract with part in Cheshire Village and part outside the village. The attorney has written a clause in both deeds which reads as follows: *As part of the consideration for this conveyance, the Grantor covenants and agrees that the portion of the parent tract remaining after the above described real estate is conveyed herein, being 0.8-acres more or less, cannot be used as a separate building site unless the same is combined with an adjacent parcel of real estate such that the new parcel complies with Gallia County Subdivision Regulations, Section 413. The parent tract is described in deed recorded in Volume 333, Page 437 Gallia County Deed Records.* Bob Condee moved to approve the variance as submitted, second by Craig Barnes, motion passed.

Variance - Section 328.1 (creating a new opening)

David & Sheila Fraser, 17909SR 7 S, Preliminary sketch. Mr. & Mrs. Fraser have purchased this property from Robert Johnson and submitted 2 possible scenarios for the 1.967-acre parcel. First it will be offered to adjoining property owners, if they decline, the Fraser's propose to divide it into 6 parcels to sell for camper occupancy only. They will not be rented lots; they will be sold with NO permanent structures allowed, self-contained campers. The Committee gave them the following guidance. If sold to someone other than adjoining property owners:

1. It would have to include a 50'right-of-way to gain access to the tracts.
2. Covenants & restrictions would be required to prevent any structures.

3. This would also involve over 5 parcel splits and would have to adhere to the "Major" subdivision regulations. A copy was given to the Fraser's.
4. Steve Swatzel of the Health Department will further investigate the proposal of splitting/selling lots for campground purposes.

Variance - Section 328.2 (no more than 5 lots)

Jeff Craycraft, Denney Rd Subdivision. Mr. Craycraft also presented a pre-sketch of a proposed subdivision off Denney Road and solicited guidance from the Committee. All members agreed that this would fall into the category of a "Major Subdivision" and would therefore have to meet the requirements of Article 3 of said regulations. The following codes were discussed and requested by Mr. Craycraft: 711.05, 711.131, 711.10.

New Business

Jeff Craycraft, Plat Size Information. Mr. Craycraft expressed his concerns that the plats in the recorder's office plat books are depicted as "originals" and they are NOT. He was concerned that the regulations needed to reflect exactly what the recorder's office requires so an "original" plat can be included in the plat book. Recorder Molly Plymale said that nothing in her office are originals, those are maintained by the Engineer's Office. Craig Barnes said that the county has the authority to transcribe records. Mr. Craycraft thought that either a statement needed to be included on those transcribed documents stating, "*It is NOT the original document*" or the Planning Commission needed to request the necessary size for the recorder's office in the subdivision requirements. Craig Barnes agreed to work on some terminology and get back to the committee next month with a suggestion.

With no further business to discuss the meeting was adjourned.

Suggested changes to Section 322 Gallia County Subdivision Regulations:

Section 322 Final Plat Form. The final plat shall be legibly drawn in waterproof archival ink on Mylar or other material of equal permanence with copies being blue or blackline paper prints. It shall be drawn at a scale not less than one hundred (100) feet to the inch, and shall be one (1) or more sheets 24 x 36 inches in size. If more than one (1) sheet is needed, each sheet shall be numbered and the relation of one sheet to another clearly shown.

When final plat has been approved and all conditions for approval have been satisfied, the designated representative of the planning commission shall sign the certificate of approval on the original tracing and return the same to the subdivider. The subdivider shall, within 60 days, file said plat in the Survey Records of the County Engineer and a reduced legible signed copy on a medium of permanence shall be presented to the County Recorder to be inserted into an 15" x 19" plat map book. The copy shall state, in bold letters, *" THIS PLAT IS A REDUCED COPY OF THE ORIGINAL PLAT WHICH IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER".*

It shall be the responsibility of the subdivider to gain all necessary certifications before filing the plat with the county recorder. The subdivider shall provide the planning commission with a paper copy of the approved signed plat. Any office may require the submission of the final plat in digital or computer format.