

Gallia County Planning Commission Minutes

May 5, 2003

The Gallia County Planning Commission met on Monday, May 5, 2003 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Lester Plymale, 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.

Business conducted:

Variance - Section 328.1 - Harley Eblin, Springfield Twp, Section 29. Mr. Eblin met with the Commission to request an easement extension. Mr. Eblin has purchased an existing 1.346-acre parcel from Ronald Barr, which he plans to sell to an employee of his. This tract currently has a 30' easement and he has also purchased an additional 20' easement from Greg Miller, which will provide a 50' easement that will service the Miller tract, the 1.346 tract and provide access to Mr. Eblin's property beyond the 1.346-acre tract. This easement will run parallel with an already existing 50' easement that was surveyed for Mr. Barr, but Mr. Barr would not allow Mr. Eblin use of the easement. All members agreed that it would have been more practical and less costly for Mr. Eblin to use the already existing easement from Mr. Barr and perhaps if someone had the chance to clarify the rules to Mr. Barr he may have agreed. However, Mr. Eblin has already purchased the other easement therefore, Mr. Meadows moved to approve the requested easement providing all signatures were obtained by the property owners that would be utilizing the easement; second by Bill Davis, all members in agreement.

Denney Road Subdivision: Surveyor Jeff Craycraft met with a pre-application sketch of the proposed Denney Road Subdivision. The Commission was concerned with the number of driveway entrances coming onto Denney Road and suggested

private common drives. Mr. Craycraft will take the suggestion back to his client CDS Investments and return next month with a preliminary plat.

Subdivision Regulations and Access Management Plan:

Suggested changes to Section 322 was distributed and it was agreed to reconvene the Subdivision Regulations Ad Hoc Committee to continue working on those updates. Appeal periods and hearings must be held before any changes can be adopted and it would be better to complete all the changes and updates and submit them all at once. All members agreed to reconvene the Ad Hoc committee.

David & Sheila Fraser, 17909 State Rte 7 S: Steve Swatzel of the Health Department sent a letter to the Fraser's regarding their proposal for individually owned campground sites. Mr. Swatzel advised them that it would have to be licensed as a combined park-camp and meet the regulations stated in the Ohio Administrative Code, Section 3701-25.

With no further business to discuss the meeting was adjourned.