

# Gallia County Planning Commission Minutes

July 7, 2003

Paul Shoemaker opened the Monday July 7, 2003 meeting with an established quorum. The following were present: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Paul Shoemaker, Glenn Smith, County Commissioner Bill Davis.

Bill Davis moved and Tom Meadows seconded to accept the June 2, 2003 minutes as presented. Motion carried.

## Business discussed:

Tom Meadows requested item # 5 on the agenda be moved up to # 1 as Terry Toler was present on behalf of Chris Toler. Mr. Shoemaker concurred with the Commission's approval.

1. Chris Toler is requesting a decrease in the original easement from 30' to 28'. Mr. Meadows explained that the manufactured home unknowingly was seated on the 30' right-of-way by 2 feet. This is a family owned property and a signed easement maintenance agreement is in the Planning Office file. Bill Davis moved and Bob Condee seconded approval of this 28' easement due to conditions stated. Motion carried with Commission members voting in the following manner:

Craig Barnes, Abstain	Zane Beegle, Not present
Bob Condee, Yes	Bill Davis, Yes
Terry Hemby, Not present	Tom Meadows, Abstain
Lester Plymale, Not present	Glenn Smith, Yes

2. Jerry Barr - Kerr Bethel Road. Bob Condee moved and Bill Davis seconded the request for the easement of 49.98', tentative the signing of a maintenance agreement between the adjacent property owners. All members voting yea, motion carried. (Mrs. Hemby arrived during this discussion.)

3. John Loveday - Africa Road, Cheshire 27. Craig Barnes moved and Bob Condee seconded the parcel split requested with the 30' easement. A signed

easement maintenance agreement has been provided. All members voting yea, motion carried.

4. Rita Bevan - Harrison 25. Motion made by Craig Barnes seconded by Glen Smith to approve the parcel split with 30' easement as requested, with an easement maintenance agreement provided. All members voting yea, motion carried.

5. Rhonda Lynch - Little Kyger Road, Cheshire 13/14. Bob Condee moved and Tom Meadows seconded the 50' easement request predicated on receiving a signed easement maintenance agreement between Theron Swisher and Rhonda Lynch. Motion passed with all members voting yea.

6. Jeff Craycraft presented to the Planning Commission the Final Plat for the Denney Road Subdivision named *Lyda Acres*. Craig Barnes distributed the Engineer's Review of the Preliminary Plat to the Commission members and Mr. Craycraft, going over the requirements not met. Tom Meadows moved and Bob Condee second to approve the Final Plat tentative to those corrections being made and receiving the Engineer's, Health Dept and OEPA approval. Motion carried with all members in agreement.

7. Eleanor West - Edoma Trail. Craig Barnes moved and Bill Davis seconded to allow the split without a newly signed easement maintenance agreement for Edoma Trail, provided the language in all the deeds of this subdivision have provisions for easement maintenance, otherwise a signed maintenance agreement with all property owners should be provided; also the description needs to clarify the legal terms for ingress/egress to the new 5-acres split as well as utilities and how these issues are addressed. Commission members voted in the following manner:

Craig Barnes, Yes	Zane Beegle, Not present
Bob Condee, Yes	Bill Davis, Yes
Terry Hemby, Yes	Tom Meadows, Yes
Lester Plymale, Not present	Glenn Smith, Abstain

8. Discussion was held on the updating of the Subdivision Regulations; Terry Hemby has been closely comparing them to the state model regulations and utilizing much of this information. The Ad-Hoc Committee will meet once

more to go over these additions before the changes are submitted to the full Commission for their review.

Bill Davis moved to adjourn.