

Gallia County Planning Commission Minutes

August 4, 2003

The Gallia County Planning Commission met on Monday, August 4, 2003 with the following members in attendance: Craig Barnes, Zane Beegle, Bob Condee, Terry Hemby, Tom Meadows, Lester Plymale, Paul Shoemaker, Glenn Smith, County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and a quorum was established. The minutes were approved as submitted with a motion by Tom Meadows seconded by Bob Condee, motion passed.

NEW BUSINESS:

The following variances were brought before the Commission:

1. John Beaver to Jason Beaver, Guyan-12, Mercerville, 1.473-acre split with easement. Members were concerned with the building encroachment on the platted 30' easement. A call was made to Jason Beaver and he confirmed that the building was indeed encroaching nearly half of the easement. The committee requested that they reroute the easement to avoid any encroachments; Mr. Beaver agreed to relocate and resubmit. Zane Beegle moved to grant the requested variance providing it is relocated avoiding any structural encroachments. Motion was second by Bill Davis and approved by all members present.
2. George Woodward to G. Scott Woodward, VFW Rd, .702-acre split with 30' Easement. Variance request was granted with a signed maintenance agreement on file, moved by Zane Beegle, seconded by Tom Meadows, motion passed.
3. Charlie Miller, 46' easement for three (3) 15-acre tracts, Raccoon-25, Adamsville Rd. Mr. Miller has planned 3 parcel splits off Adamsville Road and is requesting a variance from the required 50' easement to 46' due to available property. Tom Meadows moved to grant the requested variance

with proper maintenance agreements in place. Lester Plymale second the motion, all members were in agreement, motion passed.

Arbuckle Road Residents, Green Twp, Sec 25 & 26. Steve & Angie Rose met with the commission regarding their concerns of a possible development involving 3 duplexes going in behind them and utilizing a 30' easement which had originally been granted for one property owner. They ask for guidance from the Committee regarding any restrictions or requirements for such a development. Mr. Rose was informed that since the development did not involve a new parcel split or request for a third assigns, the planning commission had no involvement. Zane Beegle of the Health Department advised them to contact Tom Davis with the Ohio EPA to see if any issues could be addressed by their agency.

OLD BUSINESS:

Mary Griffith, Edoma Trail. Mrs. Griffith is following up from last month's meeting. As instructed, she sent letters to all property owners and has received signatures from all but three (3); who have not yet responded. Tom Meadows moved that Ms. Griffith send certified letters to those not responding, notifying them of the new parcel split and the additional use of the private road and give them 30 days to respond with any objections. If there are no objections, the requested parcel split and additional use would be approved at the next planning commission meeting September 8, 2003,

Lyda Acres Subdivision: The Engineer's office submitted a letter to the Commission of their review of the Final Plat; there are still some changes/corrections that need to be addressed. This was distributed to all members and sent to Surveyor Jeff Craycraft. The Final Plat has previously been approved pending all these changes are made and approved by the Engineer and Health Department. They will continue to keep the Committee apprised of its status.

With no further business to discuss the meeting was adjourned.