

# Gallia County Planning Commission Minutes

October 4, 2004

The Gallia County Planning Commission met on Monday, October 4, 2004 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Paul Shoemaker, Glenn Smith, Steve Swatzel and County Commissioner Harold Montgomery.

Paul Shoemaker chaired the meeting and a quorum was established. The minutes were approved as submitted with a unanimous vote so moved by Tom Meadows seconded by Glenn Smith.

## **OLD BUSINESS**

Hidden Hills Subdivision - Graham School Road. Vince Kohler met with the Commission to discuss the status and possibilities of this subdivision. The Commission discussed the road issue regarding Public versus Private. Mr. Kohler expressed interest in the procedure to approve it as a Private Drive. The Commission advised he needed to start from the beginning and submit a Preliminary Plat. The Commission also agreed to do another site visit on October 22, 2004 at 1:00 p.m.

## **VARANCE REQUESTS - Section 328.1 (creating a new opening)**

Bill & Marilyn Kuhn, Northup. The Kuhn's met with the Commission to discuss their desire to subdivide a tract of land to their daughter and easement access to the tract. The residence and utilities has been established for 2 years with access being gained through the parent's property. The Commission advised them to extend the current 30' easement Private Drive aka Cindy Drive with a 50' easement to the new tract. Easement maintenance agreements must be signed and in place prior to approval. Tom Meadows moved to approve the parcel split pending the above requirements were met, second by Bob Condee, motion passed.

Carolyn Holland/Lucille Mulford, Stingy Creek Road. No representation for this easement request. Property lines are being adjusted with both splits going to adjoining owners. .209-acres to Robert & Carolyn Holland and .733 to Greg Mulford. No additional traffic or owners are being added to this easement. Craig Barnes moved to approve to adjoining property owners, second by Bob Condee, motion passed.

Richard George, Morgan Center Road No representation for this request. Mr. George met with the Commission at an earlier meeting with 5 splits and informed the Commission at that time that he would be further dividing this tract to his daughter. Easement meets the required 50' width, that being noted Bob Condee moved to approve pending signed easement maintenance agreements are submitted to the Planning Office, second by Harold Montgomery, motion passed.

**New Business:** Harold Montgomery informed the board that the parcel splits previously approved in Walnut Township for Trenton Brunk involving an easement for ingress/egress and utilities has encountered some problems that the Commission may want to prevent in the future. The designated utility easement was not acceptable to Gallia County Rural Water and the utility was brought in from another direction across properties with no easement causing problems for the new owners. Mr. Montgomery inquired if this was something the Commission should address and try to avoid in the future. The members agreed this should be an area of concern for the Commission. After discussion it was suggested that we require the developer to provide the Commission with a letter from the utility companies agreeing on easement locations. Tom Meadows moved that prior to Planning Commission approval the developer provide a letter of confirmation from the utility companies, second by Glenn Smith, vote was unanimous.

With no further business to discuss the meeting was adjourned.