

Gallia County Planning Commission Minutes

October 6, 2003

The Gallia County Planning Commission met on Monday, October 6, 2003 with the following members in attendance: Craig Barnes, Zane Beegle, Bob Condee, Terry Hemby, Lester Plymale, Paul Shoemaker, Glenn Smith, County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and a quorum was established. Bob Condee moved to approve submitted minutes, seconded by Bill Davis, motion passed.

New Business

Ron Carter, State Rte 141 came before the Commission with a preliminary sketch of his property and proposed divisions. Zane Beegle moved to approve the Section 413.3 variances of the proposed parcel splits with the following language included in the deed of the 1.18-acre tract: "The 1.18-acre tract must be sold together with the adjacent 17-acre tract or provide a 30' easement to the 17-acre tract for ingress/egress". Second by Bill Davis, all members in agreement, motion passed. Mr. Carter was given permission to proceed with his surveys.

Moore/Burks right-of-way/easement, State Rte 218. The presented easement has been in litigation and parties reached a complete agreement therefore, the Court ordered the Moore's grant a 30' X 89.53' easement to the Burk's to gain access to their property and to allow the Burks to split their property ONE time so that it shall become two separate parcels, both of which may be served by the access right-of-way and easement granted by this court order. (See Common Pleas Court Case No. 02-CV-152, attached) Zane Beegle moved to abide by the court ordered agreement and approve said easement with a variance of Section 328.1, second by Bob Condee, all members voting *yea*, motion passed. RTW/easement maintenance agreement is incorporated in the referenced court document.

Kay Allbright, State Route 141 presents the commission with a pre-application sketch of proposed parcel splits. She is proposing 2 parcel splits utilizing a 20'

easement from State Rte 141. The Commission informed Ms. Allbright that the required easement width was 30' and minimum lot size is .597-acre EXCLUDING right-of-way/easements therefore, she was advised her to bring the easement only TO the proposed property lines and not into those tracts. The Commission tentatively approved her plans to subdivide contingent upon an easement/RTW width of 30', include 30' RTW width entrance into each new parcel and, each tract meets the required minimum lot size of 26,000 square feet.

Reappointments

The following Planning Commission terms expire 10/31/03 and must be reappointed by the County Commissioners: Craig Barnes, Zane Beegle and Terry Hemby. Glenn Smith moved that these members seek reappointment, second by Zane Beegle with all members in agreement. The re-appointees agreed to continue another term, which would run through 10/31/06.

With no further business to discuss the meeting was adjourned at 5:22 p.m.