

Gallia County Planning Commission Minutes

November 3, 2003

The Gallia County Planning Commission met on Monday, November 3, 2003 with the following members in attendance: Craig Barnes, Zane Beegle, Bob Condee, Terry Hemby, Lester Plymale, Paul Shoemaker, Glenn Smith, County Commissioner Shirley Angel.

Anticipating the arrival of the Chairman, Vice Chairman Zane Beegle opened the meeting and established a quorum. The minutes were approved as submitted with a motion by Bob Condee, second by Lester Plymale with all members voting yea.

Business discussed:

Bob Condee moved to grant a variance of Section 328.1 for the **Brumfield/Shadle** 1.575-acre parcel split (Green-26, Northup Rd) which includes a 45' easement. The approval includes a signed easement maintenance agreement with all parties involved; motion second by Shirley Angel and all members in agreement. (Chairman Paul Shoemaker arrived during this discussion and the Vice Chairman stepped down.)

Surveyor Ed Midkiff met with the Commission regarding a minor preliminary plat for division of land for **Trenton Brunk** on State Rte 218, Guyan Township - Section 11. The proposed divisions involve 4 tracts with a 60' wide easement, reducing to a 30' wide easement serving one of the tracts. Zane Beegle moved that the Commission tentatively approve the division of proposed lots with the provision the 30' wide easement be eliminated and 60' wide easement be continued throughout to all tracts, include an easement maintenance agreement and the lots meet the minimum lots size exclusive of easement. Motion second by Lester Plymale, vote was unanimous.

Mr. Midkiff also explained his survey for the **Wade Leslie, Jr. and Janet Jones** that was next on the agenda. He clarified that Mr. Leslie owns the .94-acre tract and is obtaining the 2.01-acre tract from Janet Jones as additional property. (Craig Barnes arrives 4:50 p.m.) On a motion by Zane Beegle, second by Glenn Smith, members agreed to grant this division "only to an adjoiner, not to be used as a separate building site" due to the 10' public road frontage of the 2.01-acre tract.

Mr. & Mrs Curt Elliott applied to the Engineer's office for new addresses. After a site visit of the area, Deputy Engineer Craig Barnes suggested they meet with the commission regarding their development of an 18-acre tract in Section 25 of Walnut Township near the intersection of Lincoln Pike and Peters Cave. Mr. & Mrs. Elliott are dealers for Appalachian Log Homes and is in the process of building several small cabins and selling them. At this time they have built 3 cabins with a potential buyer on one. They don't know up front how many total divisions they will be making since they are offering them for sale with whatever amount of acreage the buyers desire.

The Commission explained the difference between Minor and Major subdivisions and gave them the Subdivision Regulations. They understood if they divide over 5 tracts, including the original tract, they would be creating a Major Subdivision. They did not feel they would have that many divisions at this time. The Commission also encouraged them to attach covenants and restrictions to their lots and consider the inclusion of maintenance agreements for the private road that is currently being maintained solely by Mr. Elliott.

With no further business to discuss the meeting was adjourned.