

Gallia County Planning Commission Minutes

December 8, 2003

The Gallia County Planning Commission met on Monday, December 8, 2003 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Paul Shoemaker, Steve Swatzel, County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and a quorum was established. The minutes were approved as submitted with a motion by Bill Davis seconded by Bob Condee, all members in favor.

Variance Requests

Section 328.1

Thomas/Spencer - Morgan Twp., Section 26 (Theiss Rd). 1.57-acre tract that includes a 30' right-of-way easement. Tom Meadows moved to approve the request with the signed easement maintenance agreement in place; second by Bill Davis, vote unanimous.

Brunk/Cardwell/Lusher- Guyan Twp., Section 11 (SR 218 south of Bladen Road).

This survey appeared to land lock a parcel of land however, after much study it was determined to be the result of a discrepancy in the section line. The three parties involved worked out the following agreement with the surveyor prior to coming into the meeting: Parties have agreed to trade properties to eliminate any right-of-ways or land locks. Tom Meadows moved to tentatively accept this agreement when resubmitted and approved by the Engineer's office, second by Bill Davis, vote was unanimous.

FYI: Regarding the Curtis Elliott cabin development in Section 25 of Walnut Township off Lincoln Pike, the Engineers office has faxed to the planning office a survey of proposed splits for this property. At last month's meeting the Elliott's decided it would be best to stay under 5 splits to remain a Minor subdivision. This survey reflects a total of 7 splits, which would require them to follow the regulations for a Major subdivision. The Commission members discussed the platting possibilities for this development along with the septic concerns. Anticipating a possible Major subdivision Steve Swatzel will investigate these options with the EPA so we can be prepared to advise the Elliott's of their options. These issues will be discussed with the Elliott's when the splits are presented to the Planning Commission office for approval.

With no further business to discuss the meeting was adjourned at 5:09 p.m.