

Planning Commission

"Special Meeting"

Minutes

December 18, 2003

The Gallia County Planning Commission held a special meeting at the request of property owners Curt & Teresa Elliott, Walnut Twp., Section 25. The meeting was held on Thursday, December 18, 2003 at 5:00 p.m. with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Lester Plymale, Paul Shoemaker, Steve Swatzel and County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and established a quorum. Mr. & Mrs. Elliott had previously submitted to the planning office a request for subdividing their property into 7 tracts. They were informed that this would involve meeting the requirements for a Major Subdivision as is stated in Section 328.1. After reconsideration, the Elliott's withdrew that request and resubmitted only 4 tracts that would all be serviced by a 50' easement (private drive). They provided the commission with copies of the protective restrictions that will accompany each lot. The commission discussed several issues with the Elliott's and Bill Davis moved and Lester Plymale second a motion to accept the proposed splits with the following conditions:

1. The water line is to be within the right-of-way.
2. Since the lots would be sharing one (1) water tap, back flow preventers must be in place on each line going to each cabin.
3. A turn-around at the end of the easement-private drive must be platted.
4. The two larger lots that front the public road are NOT to use the easement-private drive.
5. Any further splitting of this tract must come before the planning commission for approval.

All members agreed with the motion and conditions voting yea. The Elliott's are to provide documentation to the planning office that the above requirements have been met.