

Gallia County Planning Commission Minutes

July 11, 2005

The Gallia County Planning Commission met on Monday, July 11, 2005 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Lester Plymale, Paul Shoemaker, Glenn Smith, Steve Swatzel and County Commissioner Fred Deel.

Paul Shoemaker chaired the meeting and a quorum was established. The minutes were approved as submitted with a motion by Bob Condee second by Glenn Smith and all members in favor.

The following Variances were requested:

Section 413.3 (Does not meet minimum lot size/less than 85' road frontage)

Forgey - Buckeye Hills Rd. Alicia Forgey was present and requested a variance of the public road frontage requirement. Bob Condee moved to grant the variance, second by Lester Plymale. Commission members voted in the following manner:

Craig Barnes, Abstain	Steve Swatzel, Yes
Bob Condee, Yes	Glenn Smith, Yes
Terry Hemby, Yes	Tom Meadows, Absent
Lester Plymale, Yes	Fred Deel, Yes
Harold Montgomery, Absent	David K. Smith, Absent

Morris Sheets - State Rte 141. Mr. Sheet requested a variance for the public road frontage requirement stating that the new split would be going to the adjoining property owner and with both tracts together there would be plenty of road frontage. Craig Barnes was the Surveyor for this request and suggested that Mr. Sheets consider surveying both tracts together as one to eliminate the need for a variance since they were going to the same owner. Mr. Sheets was in agreement and Steve Swatzel moved to survey as one tract, second by Glenn Smith. Commission members voted in the following manner:

Craig Barnes, Abstain	Steve Swatzel, Yes
Bob Condee, Yes	Glenn Smith, Yes
Terry Hemby, Yes	Tom Meadows, Absent
Lester Plymale, Yes	Fred Deel, Yes
Harold Montgomery, Absent	David K. Smith, Absent

**Sections 413.3 (Does not meet minimum lot size/less than 85' road frontage)
& 328.1 (Creating a new opening/easement)**

Mergers & Acquisitions - Cell Tower Site, Bulaville Rd (No representation) The variance requests involves a 10' wide easement to a 10,000 square feet tract located at 1015 Bulaville Pike to be used as a cell tower site. Craig Barnes moved to grant the variances with the following stipulations:

1. No buildings allowed on the tract
2. Easement width increased to 30'
3. Designate the easement for ingress/egress and utilities.

Steve Swatzel second and commission members voted in the following manner:

Craig Barnes, Yes	Steve Swatzel, Yes
Bob Condee, Abstain	Glenn Smith, Yes
Terry Hemby, Yes	Tom Meadows, Absent
Lester Plymale, Yes	Fred Deel, Yes
Harold Montgomery, Absent	David K. Smith, Absent

Sections 409.1, 413.4, 520.1, 530.2, 542.1

Felipe Beach Subdivision - Kiara Lake Estates, State Rte 160. Developer Felipe Beach was in attendance with surveyor Ed Midkiff and draftsman, Bob Weaver. Preliminary Plat was submitted for the new subdivision and variances were requested for the above referenced sections. Glenn Smith moved to approve all variances with the exception that Section 542.1 require a 10-year study design. Craig Barnes second and commission members voted in the following manner:

Craig Barnes, Yes	Steve Swatzel, Yes
Bob Condee, Abstain	Glenn Smith, Yes
Terry Hemby, Yes	Tom Meadows, Absent
Lester Plymale, Yes	Fred Deel, Yes
Harold Montgomery, Absent	David K. Smith, Absent

The Commission also advised Mr. Beach of the following:

1. Provisions for ownership/maintenance of the lake shall be included in the home owner's agreement.
2. The two (2) out-lots shall have access to the subdivision roads and shall be included in the subdivision.
3. The roads shall be dedicated as Public or Private and meet requirements as such.
4. A road profile is required for the entrance road.
5. The developer shall set speed limits within the subdivision and post accordingly.

The Engineer's office will finish their review of the Preliminary Plat for conformance of the Subdivision Regulations and submit a report to the Commission.

Next Month's Meeting:

In lieu of opening day at the Gallia County Fair, the members agreed to postpone next month's meeting until Monday, August 8, 2005 at 4:30pm.

With no further business to discuss, Lester Plymale moved to adjourn the meeting at 5:50 pm.