

# Gallia County Planning Commission Minutes

July 12, 2004

There were no requests to meet with the Gallia County Planning Commission last month so the June meeting was cancelled. Due to the fourth of July holiday this month's meeting was held on Monday, July 12, 2004. The following members were in attendance: Craig Barnes, Bob Condee, Terry Hemby, Lester Plymale, Paul Shoemaker, Glenn Smith, Steve Swatzel and County Commissioner Bill Davis.

Paul Shoemaker chaired the meeting and a quorum was established. The May 3<sup>rd</sup> minutes were approved as submitted with a motion by Bob Condee second by Lester Plymale and all members in favor.

The following variance requests came before the board:

## **Section 328.1 (creating a new opening)**

All variances for this section were approved pending Health Department approval and easement maintenance agreements are delivered to the planning office. The following motions were made:

- Simmons, Howard - 1.2850-ac; 30' RTW, Green 2, Neighborhood Road - So moved by Lester Plymale, second by Bill Davis, all members voting yea.
- Young, Robert - 2.168-ac; 50' RTW, Green 16, Centenary Road. - So moved by Glenn Smith, second by Bob Condee, all members voting yea.
- Green, Richard - .87-ac; 30' RTW, Morgan 19, Clark Chapel Road - So moved by Bill Davis, second by Bob Condee, all members voting yea.
- Henry, Leslie - 1.174-ac; 1.208ac. 30' RTW, Green 24, State Rte 588 - Craig Barnes so moved to approve variance providing the easement also includes utilities, second by Steve Swatzel, all members voting yea.
- Bevan, Brian - 1.00-ac; 30' RTW, Harrison 25, Bevan, Joe - 1.9157-ac; 30' RTW, Harrison 31, Martt Road. Both were approved as moved by Bob Condee, second by Bill Davis, all members voting yea.
- George, Richard - 27.2-ac; 5.00-ac; 5.00-ac; 50' RTW, Morgan 15, Morgan Center Road. This was submitted to the board in May and denied until easement width was increased to 50' throughout. This has been accomplished and was so moved by Bill Davis, second by Craig Barnes to approve with all members voting yea.

- Scarberry - Perry 3 & 4, Huntington 16, this is a division of farm to siblings - Sketch was presented to the board for comment. Total of 5 divisions including original tract, all over 5 acres with two tracts having less than 85' of road frontage. These tracts are going to adjoining property owners as follows:
  1. To daughter (Barnett) - Total 6.509 includes her adjoining 1-ac tract
  2. To adjoiner (Shoemaker) - 7.946-acre tract adjoins his 9.957- acre tract
 With all tracts being over 5-acres and/or going to adjoining property owners approval from this board was not necessary.

**Variance - Section 413.3**

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

- Brent Halley - .224 & .480-acres. (Mercerville). Neither divisions meets the requirements of section 413.3 - minimum lot size and were therefore denied a variance as was moved by Bill Davis, second by Steve Swatzel. Commission members voted in the following manner:
 

Craig Barnes, abstain	Steve Swatzel, Yes
Bob Condee, Yes	Bill Davis, Yes
Terry Hemby, Yes	Tom Meadows, absent
Lester Plymale, Yes	Glenn Smith, Yes

**Pre Application Sketch**

- Hawks - Huntington 16, division of farm to siblings - Pre Application sketch presented to the board for total of eight divisions. Sketch was approved as moved by Bob Condee, second by Bill Davis, all members voting yea. Surveyor Midkiff will continue with a preliminary plan.

**Pre Hazard Mitigation Plan:**

Commissioner Davis gave the members an update on the Pre Hazard Mitigation Plan meetings. During their last meeting, some trustees complained that the planning commission has approved subdivisions on hill sides and the roads have given away. Commissioner Davis informed them that they have the right to adopt zoning in their townships and this was not a favored suggestion to them. He also gave the consulting group a copy of the subdivision regulations. The commission members added that the referenced subdivision was NOT approved by the planning commission due to the inadequate road conditions.

**Lot Evaluation Fees:**

Steve Swatzel informed the commission of newly adopted lot evaluation fees by the Health Department which became effective 5/7/04. Copies of the new fees were distributed and are as follows:

Lot Evaluation	\$25.00
Major Subdivision Plan Review	\$100.00 + \$15.00 for each lot
Lot split inspection fee	\$25.00 + \$15.00 for each new lot created under 5-acres within the parent tract.

These fees must be paid and approved by the Health Department before the Planning Commission can sign and approve the Appendix B for minor lot splits.

**Letters of Credit:**

The members were informed that a renewed letter of credit had been received for Randy Breech's subdivision "Brookview". The Engineer's office inspected the road and determined the required amount to be \$56,000.

Members were also informed that John Sager, "The Woods" subdivision called the office inquiring about escrowing monies from a pending lot sale to reduce the amount of his letter of credit. He was advised the commission would need a legal document securing the escrowed funds for that specific purpose and was referred to legal counsel.

The Engineer's office expressed the need to inspect and factor in costs of inflation for all renewed letters of credit.

**Meeting Date Rescheduled:**

Next month's regular meeting is scheduled for August 2, which is the first day of the Gallia County Fair. Several members are involved with opening day activities and all members agreed to postpone the meeting until the following Monday, August 9<sup>th</sup>, 2004.

With no further business to discuss the meeting was adjourned at 5:37pm.