

Gallia County Planning Commission

Minutes
August 8, 2005

The Gallia County Planning Commission met on Monday, August 8, 2005 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Lester Plymale, Paul Shoemaker, Glenn Smith, Steve Swatzel and County Commissioner David Smith.

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

The following variances were submitted to the Commission for consideration:

1. Section 328.1 & 413.3 - Mergers & Acquisitions/SBA - Cell tower site 20' easement. This request came before the Commission last month and with no representation from SBA the variance was approved for a 30' easement only. Representatives today ask the Commission to reconsider the 20' request since it has served the leased tower site for several years and the only change would be ownership of the cell tower site rather than the continual lease. The members discussed this issue at length and David Smith moved to approve the variance with the stipulation that no residential or additional structures be permitted and a maintenance agreement be filed with the Planning office. Tom Meadows second the motion; commission members voted in the following manner:

Craig Barnes, No	Steve Swatzel, No
Bob Condee, Yes	Fred Deel, Absent
Terry Hemby, No	Tom Meadows, Yes
Lester Plymale, Yes	Glenn Smith, Yes
Harold Montgomery, Absent	David Smith, Yes

2. Section 413.3 - Morris Sheets/Lewis Miller - 5.00-acre split with 30' public road frontage, State Rte 141. So moved by Glenn Smith to grant the variance allowing only one (1) residence; second by Tom Meadows. Commission members voted in the following manner:

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

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3. Section 328.1 & 413.3 - George Pope, .507-acre with 50' easement, State Rte 160. This tract is served by central sewage. David Smith moved to grant the variance, second by Bob Condee. Commission members voted in the following manner:

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

4. Section 328.1 - Ruth DeMerse, 30' easement serving two tracts off State Rte 141. An easement maintenance agreement is on file with the Planning Commission office. Lester Plymale moved to approve the variance for two (2) residences only, second by Bob Condee and all members voting yea.

5. Section 328.1 - John Felker - 60' easement, State Rte 160. An easement maintenance agreement is on file with the Planning Commission office. Tom Meadows moved to approve, second by Bob Condee all members voting yea.

6. Section 328.1 & 413.3 - James Walker - easement, State Rte 218. A recorded easement serves the current property owners however, the width is not referenced. With the existing users and the additional parcel request, a 30' width and maintenance agreement signed by all parties is required as moved by David Smith, second by Tom Meadows and all members voting yea.

7. Section 328.1 & 413.3 - Nora Shepard - 30' easement, Edwards Rd. This tract being previously landlocked has been in litigation and the easement has been court ordered. David Smith moved to approve the court ordered easement and requested a copy of the agreement to maintain said easement be delivered to the Planning office, second by Glenn Smith and all members voting yea.

8. Section 328.1 & 413.3 - Marc Grace - 50' easement, Georges Creek Rd. Mr. Grace had not yet arrived with his information therefore, Tom Meadows moved to table this request with a second by Bob Condee however, Mr. Grace arrived later in the meeting and the request was considered. He submitted a sketch of his property and potential splits; David Smith moved to approve 4 lot splits utilizing the 50' easement with signed mainte-

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nance agreements on file with the Planning Commission office. Motion second by Tom Meadows; commission members voted in the following manner:

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

9. Country Tyme Land Developers - A pre-application sketch was submitted from Country Tyme Land for a subdivision off Clay Chapel Road, seeking guidance and comments from the Commission. Several issues were discussed with the developers and the Commission encouraged them to consult with the Health Department and Floodplain Office for sewage and floodplain requirements. They will proceed with the Preliminary Plat.

10. Kiara Lake Estates - Developer Felipe Beach and Draftsman Robert Weaver submitted a Revised Preliminary Plat. This was turned over to the Engineer's Office for review. Bob Condee moved to accept the Preliminary Plat tentative to the approval from the Engineer; second by Tom Meadows, all members voting yea.

With no further business to discuss the meeting adjourned at 6:15 p.m.