

# Gallia County Planning Commission Minutes

September 12, 2005

The Gallia County Planning Commission met on Monday, September 12, 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 Fred Deel.

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

## **Business discussed:**

### **Variance - Section 328.1 (creation or extension of easement)**

#### **Ehman - 1.146-ac., 50' RTW Lime Kiln Rd, Perry Twp.**

So moved by Bob Condee, second by Lester Plymale to approve with maintenance agreement on file; Commission members voting in the following manner:

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

#### **Eastman - 2 tracts, 5.672 & 3.949-ac., 50' RTW, SR 160**

So moved by Bob Condee, second by Steve Swatzel to approve with maintenance agreement on file; Commission members voting in the following manner:

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

#### **Jerry Roach, Fierbaugh Rd. 2.0105-ac., 30' easement**

So moved by Bob Condee, second by Lester Plymale to approve said easement pending it is accurately described, 30' in width and maintenance agreement on file; Commission members voting in the following manner:

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

# Gallia County Planning Commission Minutes

**Stanley Little - 2.85-ac., 30' easement, Zuspan Rd.**

So moved by Glenn Smith, second by Fred Deel to approve said easement pending it is accurately described to a public right-of-way, 30' in width and maintenance agreement on file; all members in favor. (Craig Barnes arrived during this discussion)

**Robert Armstrong - 1.772-ac. 30' easement Teens Run/Chambers Rd.**

Mr. Armstrong is reserving this easement for himself, must be sure to grant the easement to anyone to the north of Armstrong property if they have the right to use said easement. Bob Condee moved to approve as written in description, Lester Plymale second, Commission members voting in the following manner:

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

**Melissa Hall - 9.313-ac., 50' easement, Ward Rd.**

This easement will be solely used and maintained by the grantee and will be included in the deed. Tom Meadows moved to approve as such, Bob Condee second all members in favor.

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

**Smith Etal - County Schools, 60' road frontage (71.424-acres) SR 554 Bidwell**

This property is being purchased by the County Schools for the development of a new high school. This survey is a clarification of the property lines, the additional acreage will adjoin existing County school property. Glenn Smith moved to grant the variance, second by Tom Meadows, all members in favor.

**Vera West - Edoma Trail -** No representation. Ms. West is proposing to subdivide a 5-acre tract on an existing private drive and wanted to make sure of the requirements before she surveyed. Her sister has previously divided a 5-acre tract and went through the requirements to obtain signatures of all property owners for a maintenance agreement on said private drive. With that in mind, the members agreed that she could proceed with her survey being added to the maintenance agreement. She will bring the completed survey to the October meeting with her variance request.

**Tom Martin, Little Kyger Rd, Cheshire Twp.** Mr. Martin is present and proposing to split an existing 3.683-ac tract that he purchased from Theron Swisher into 3 tracts on an existing 50' easement. Commission advised Mr. Martin to proceed with his survey's assuring each tract has access to the 50' easement. The current easement maintenance agreement must be revised to include these new tracts.

# Gallia County Planning Commission Minutes

## Preliminary Plat

**CountryTyme ALC** - Preliminary Plat, Clay Chapel Rd. Doug Miller and Zach McPherson representing CountryTyme submitted an updated version of the pre-application sketch. The members were unable to consider this a preliminary plat since the requirements of Article 3 had not been met. The Commission advised them to carefully study Article 3 - Section 313 of the Subdivision Regulations and submit the required information for a preliminary plat at the October meeting. They inquired if they could incorporate both the preliminary and final together to save time. Members agreed this would be considered if all requirements were met as described in Article 3 for both preliminary and final content.

**Kiara Lake Estates:** No representation. Revised Preliminary report from the County Engineer was distributed to members. Steve Swatzel reports that they have submitted a plan for the septic system which will be reviewed by EPA. Gallia Rural Water will be installing water lines and each lot owner will be responsible for individual tap installation. He also stated that the covenants had been changed regarding ownership of the lake.

**The Woods Subdivision:** This subdivision was approved in 1999 for 11 lots. Current property owners of this subdivision have expressed concerns that the road has never been paved. The letter of credit has been renewed three times with the current letter of credit expiring November 24, 2005 in the amount of \$65,071.60. The lots are purchased with the understanding that the roads are public paved roads. Members discussed several options at length and agreed to have the Engineer inspect the road and send a current cost estimate for a completed paving project to the office. We will then send a letter to the developer requesting a **final** renewal letter with a deadline for the road paving to be completed by June 30, 2006.

With no further business to discuss the meeting adjourned at 5:40 pm.