

Gallia County Planning Commission Minutes

November 6, 2006

The Gallia County Planning Commission met on Monday November 6, 2006 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. Guests attending: Green Township Trustees Tony Beck and Garry Lewis; Attorney James Henry, Josh Bodimer, Clay Baker.

Chairman Paul Shoemaker brought the meeting to order and established a quorum. The minutes were approved as submitted with a motion by Bob Condee seconded by David Smith, all members voting yea.

Business discussed:

UPDATES:

Reappointments:

The members were informed that the County Commissioners reappointed Swatzel, Hemby & Barnes for another term which runs through 10/31/09.

Village of Rio Grande

It has been confirmed that the Village of Rio Grande does have Zoning Regulations Ordinance 91-5 and the Village Ordinance 84-28, passed by Council November 6, 1984, establishes a Village Planning Commission. In accordance with provisions prescribed in this section, all community development projects must be submitted to the Village Planning Commission. This applies to both residential and Industrial/commercial projects. (Chapter 300)

Engineer Updates:

The Woods – Glenn Smith informed the members that Mr. Sager completed paving on Friday, November 3, 2006. Upon inspection he observed the following:

- 1.) mud on the inside of the curves,
 - 2.) they did not prime the road as was required in the estimate
- Craig Barnes commented that he felt a prime coat was necessary, particularly on a slope surface. Glenn stated the road is NOT acceptable as is for a public road and will send his report to the Planning Commission.

Hidden Hills Subdivisions - The Engineers office reported that the Developer's Surveyor submitted a new center line survey to their office and they indicated plans to petition for a public road.

Variances

Section 328.1 (creating a new opening)

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

Burgett, 50' easement (Surveyor Ed Midkiff)

Tom Meadows moved to approve the easement with proper centerline descriptions and maintenance agreement in place, Steve Swatzel second, all members voting yea.

Clay Baker, two easements

24.920-acres with 50' easement

1.594-acres with 30' easement

David Smith moved to approve the variance request for both easements with proper maintenance agreements in place and Tom Meadows second; all members voting yea.

Section 328.1 (creating a new opening)

Attorney James Henry representing his client Linda Neal requests a variance of Section 328.1 involving a 2.38-ac split with a 30' easement. There seems to be some confusion over the number of parties utilizing this easement. Planning Commission requires 50' easement if there are three or more. Tom Meadows moved to table this request until the issue is clarified and more information is submitted; second by David Smith, all members voting yea.

Public Hearing:

The Public Hearing was called to order and comments were requested on the draft County Subdivision Regulations. With no negative comments or objections, Glenn Smith moved, second by David Smith to adopt the subdivision regulations sending them on to the County Commissioners for hearing and adoption.

With no further business to discuss the meeting was adjourned with a motion by Lester Plymale at 5:30pm.