

Gallia County Planning Commission Minutes

December 4, 2006

The Gallia County Planning Commission met on Monday December 4, 2006 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Lester Plymale, Paul Shoemaker, Steve Swatzel, Assistant Engineer Paul Hutchins and County Commissioner David Smith and Prosecuting Attorney Jeff Adkins. Guests attending: Jim Saunders, Ryan Shaffer, Surveyor Ed Midkiff, Luella Mullet and Attorney James Henry.

Chairman Paul Shoemaker brought the meeting to order and established a quorum. The minutes were approved as submitted with a motion by Bob Condee second by Lester Plymale and all members in favor.

Variance requests:

Dan Evans-50' easement. Steve Swatzel moved to approve easement with maintenance agreement in place, Bob Condee second with all members voting yea.

Tim Miller- 2.595-ac.involving a 30' easement. David Smith moved to approve subject to proper maintenance agreement submittal, second by Craig Barnes, all in favor.

Randy Shaffer – 6.790-ac. With a 50' easement, Bob Condee moved to approve the request with the submitted maintenance agreement, second by David Smith, all members in favor.

Roger Vanco – 1.00-ac involving a 50' easement. Craig Barnes move to approve, Lester Plymale second, all members voting yea.

Linda Neal – 2.38-ac., 50' easement off Lewis Rd. This request was tabled from last month because the easement width was too small for the number of parties using the private drive. The easement has since been increased an additional 20' making it a total 50' width. Tom Meadows moved, Bob Condee second to approve with maintenance agreements signed by all parties and assurance that they have proper chain of title when they grant the additional 20' easement.

Subdivision discussions:

Hidden Hills Subdivision: Developer Mrs. Luella Mullet and Attorney James Henry met for clarification of the procedure to have their private drive changed to public on their recorded plat. The board reiterated their options; 1) Replat the subdivision declaring it a public road. 2) Petition through the courts to have the plat changed from private to public according to ORC 711.

The Woods Subdivision - Oak Ridge Drive: Members reviewed the recommendation from the County Engineer and discussed options with the Prosecuting Attorney. Since the road was not built to the required standards, the county engineer agreed to accept it has a public road only if the developer bonded the road for four (4) years guaranteeing its integrity. The board requested the Prosecutors office send a letter to Developer John Sager stating those requirements.

With no further business to discuss the meeting was adjourned at 5:22pm.