

Gallia County Planning Commission Minutes

May 1, 2006

The Gallia County Planning Commission met on Monday, May 1, 2006 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Lester Plymale, Paul Shoemaker, Glenn Smith and County Commissioner David Smith. Surveyor Ed Midkiff and Josh Bodimer with Wiseman Real Estate were also present.

At 4:30 p.m. Chairman Paul Shoemaker brought the meeting to order and established a quorum. The minutes were approved as submitted with a motion by Glenn Smith seconded by Bob Condee, motion passed.

New Business:

Surveyor Midkiff:

Skaggs – 30' easement

Proposed easement serves two parties. Tom moved to approve with maintenance agreement in place, second by Bob Condee, all members voting yea, motion passed.

Sanders – 30' easement

This parcel split requests 2 variances - Section 328.1 (creating a new opening) and Section 413.3 (less than 85' public road frontage). Surveyor explained the location of the easement was due to the steep topography. David Smith moved to approve with easement maintenance agreements in place, second by Tom Meadows, motion passed with all members voting yea.

Josh Bodimer (Wiseman Real Estate) - Sketch

Josh came to the Commission seeking guidance and suggestions for subdividing a tract of land. No surveys have been completed at this time.

Village of Rio Grande - Herb Smith development

Sanitarian Steve Swatzel has some concerns with the new development being currently annexed by the Village of Rio Grande and suggested we send the enclosed draft letter to the Village Mayor offering our expertise and sharing a copy of our Subdivision Regulations with them. David Smith moved that we send the letter with the additional wording that the County Planning Commission has no authority or responsibility for the proposed development. Glenn Smith seconds the motion, all members voting yea.

OLD BUSINESS:

The Woods Subdivision update

Members received a copy of the letter that was mailed "certified" to developer John Sager today 5/1/06. Engineer Glenn Smith advised that he and Asst. Engineer Paul Hutchins had met with Mr. Sager and discussed several things that needed to be addressed and reported the following to the Commission:

1. Entrance must have a 25' radius at the curb.

Gallia County Planning Commission Minutes

2. The wall structure at the road would require a variance if permitted to stay.
 3. Pipe at the base of hill needs to be extended an additional four feet.
 4. Roadbed currently has about 4" of stone and would require at least 2" more.
 5. Cul-de-sac – Must be fully paved therefore, all equipment, vegetation and debris must be removed.
 6. Ditches look good.
 7. Developer stated he had been pricing pavement in Huntington.
- Members all agreed that we should continue to follow the strategy plan approved by the prosecutor's office.

Draft Regulations Update

Swatzel/Hemby met with the Prosecutor on 4/18; Asst Pros Eric Mulford is still reviewing the draft regulations.

With no further business to discuss Tom Meadows moved to adjourn at 5:20pm.