

Gallia County Planning Commission Minutes

September 11, 2006

The Gallia County Planning Commission met on Monday September 11, 2006 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Tom Meadows, Paul Shoemaker, Glenn Smith, Steve Swatzel and County Commissioner David Smith. Guests attending: Jeanne Lundy; Josh Bodimer, Wiseman Agency; Randy Breech for Brookview Subdivision; Country Lane residents John Haffelt & Bill Priddy; Mr. & Mrs. Gene Mullett for Hidden Hills Subdivision.

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

Variances requested: Section 413.3

1. Jeanne Lundy, 8.5940-ac with 30' easement off Wilder/Will Rd. Tom Meadows moved to approve with easement maintenance agreement in place, second by Bob Condee, all voting yea.
2. Danny & Linda Nemeth, 1.2219-ac with 40' easement. David Smith moved to approve second by Tom Meadows with appropriate easement maintenance agreement in place, all voting yea.

Brookview Subdivision:

Developer Randy Breech has submitted two parcel splits going to adjoining lots to increase acreage on one lot and decrease acreage on the larger lot. Bob Condee moved to approve the splits "to an adjoinder", second by Glenn Smith, all voting yea.

Private to Public Drive:

Developers Mr. & Mrs. Gene Mullett, Hidden Hills Subdivision sought guidance for changing their private drive to a public drive. The board explained they would have to replat it as a public drive which must go through the courts. In order for it to be accepted as a public drive it would have to meet the public road criteria. The board suggested they seek legal advice for this procedure from their attorney and to make contact with the Green township trustees.

Country Lane:

Property owners John Haffelt and Bill Priddy of Country Lane, a private drive, met with the board seeking guidance on petitioning for public road status. The lots involved are not platted as a subdivision. The board explained that the road must have a legal description, be brought up to the standards for a public road and then petitioned to the county commissioners for acceptance according to the Ohio Revised Code.

Updates:

Engineer Glenn Smith gave the board an update on The Woods Subdivision road. The concrete entrance has been corrected and approved, but no other work has been done at this time.

Public Hearing:

Draft Subdivision Regulations will be going out for public hearings with the Planning Commission holding the first hearing at the November 6, 2006 meeting at 5:00pm. The County Commissioners will then hold their public hearing on December 21, 2006 at 10:00 am. County Commissioner will also hold two public hearings for the Draft Access Management Regulations on October 19th and November 9th 2006, both at 10:00am.

Craig Barnes complimented the staff for the work involved getting the draft regulations to hearings with members agreeing; David Smith moved to adjourn the meeting. Adjourned: 6:15pm