

Gallia County Planning Commission Minutes

December 13, 2010

The Gallia County Planning Commission met on Monday, December 13, 2010, with the following members in attendance: Lester Plymale, Tom Meadows, Paul Shoemaker, County Commissioner Joe Foster, County Engineer Brett Boothe, Melissa Clark, and Craig Barnes. Guests attending: John Sager, Linda Sager, Seth Montgomery, Josh Bodimer, Lorelee Carmichael, John Carmichael, Cindy Harrison, Mark Harrison.

Chairman Paul Shoemaker brought the meeting to order and established a quorum. The minutes were approved as submitted with a motion by Tom Meadows seconded by Brett Boothe and all members voting yea.

Business discussed:

Variance - Section 302.1,(minor) 303.2 (lg lot) (creating a new opening)

Bradley Howe- Additional User to Easement (J. Bodimer)

Josh Bodimer presented a split on Homestead Lane for Bradley Howe which requires additional user to existing 50' easement. Tom Meadows moves to approve with maintenance agreement in place, Second by Brett Boothe. All members voting yea.

John Carmichael – 30' Easement

John Carmichael presented 30' easement. The drive, which Carmichael described to be in excellent condition, will be shared with future owner of dealership. Craig Barnes moves to approve with maintenance agreement in place, second by Joe Foster. All members voting yea.

Alvin Herschberger- 50' Easement

Request for 50' easement extending from Hannan Trace Rd. Described as three separate easements. Craig Barnes moved to approve with maintenance agreement, second by Brett Boothe. All members voting yea.

John & Linda Sager - Oak Ridge Drive

The developers of the Woods Subdivision, came before the board to discuss County Engineer Brett Boothe's recommendations that had been tabled during the November Planning Commission meeting. Mr. Sager stated that he has agreed to correct all issues as recommended by the County Engineer, except for removal of brick wall at entrance of subdivision, stating the issue was approved and granted variance in 2006.

County Engineer Brett Boothe stated that he is unable to accept the bridge and brick wall due to safety issue, as it does not meet crash standards. Brett Boothe cited his concern of knowingly opening up a liability risk for the Township and ultimately the

County, if there is an accident. Mr. Sager presented a signed petition from home owners of the Woods Subdivision reflecting they did not see the brick wall as a safety issue. Brett Boothe requested the Planning Commission consult with Gallia County Prosecutor before moving forward with a decision. Motion made by Foster to table issue until further review Gallia County Prosecutor. Second by Lester Plymale.

Members voted in the following manner:

Craig Barnes abstain	Lester Plymale yea
Paul Shoemaker yea	Tom Meadows yea
Melissa Clark yea	Barb Bradley Absent
Tom Meadows yea	Bob Condee Absent
County Engineer Brett Boothe yea	
County Commissioner Joe Foster - yea	

Subdivision Lot Layout – Width to Depth

During the November Planning Commission meeting, the question was raised regarding width to depth ration of the proposed lots in relation to the Gallia County Subdivision Regulations. Melissa Clark presented the Commission with Section 405 of the Gallia County Subdivision Regulations. Specifically section 405.8 states, *the maximum depth of any lot shall not be greater than four times its width.*

With no further business to discuss the meeting was adjourned by Foster at 5:15 pm.