

Gallia County Planning Commission Minutes

February 4, 2008

The Gallia County Planning Commission met on Monday, February 4, 2008 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Paul Hutchins, Tom Meadows, Paul Shoemaker, County Engineer Glenn Smith, Sanitarian-In-Training Gregg Spear and County Commissioner Joe Foster. Guests attending: Eric Clark, Michael Clark & Assoc.; Trustee Holzer Gregory Springfield Twp.; Nick Mills, Floodplain Administrator; Surveyor Phil Roberts; Josh Bodimer, Wiseman Real Estate; Craig Collins, Charles & Anita McElfresh.

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 Bob Condee and all members voting yea.

Business discussed:

Variances:

302.1, Verlin Swain – 30' easement off Hannan Trace Rd. Tom Meadows moved to approve the requested variance with maintenance agreements incorporated into all new deeds; Bob Condee seconds the motion, all members voting yea.

303.2 (lg lot) Craig Collins – 30' easement, State Rte 790. Tom Meadows moved to approve the variance request with a submitted easement maintenance agreement, second by Bob Condee, all members voting yea.

302.1, Surveyor Phil Roberts - Norfolk & Southern 35' utility easement off Warehime Rd. Bob Condee moved to approve and Glenn Smith second, with easement maintenance agreement in place. All members voted yea.

302.1 & 405.2 Brad Howe – 50' easement extensions off Colonial Drive and Maple Drive with added users. Bob Condee moved and Tom Meadows second to approve the easement extensions with maintenance agreements incorporated into all new deeds. All members voted yea.

302.1 & 405.2 Bob Foster – 50' easement off State Rte 850. Tom Meadows moved to approve the new opening with easement maintenance agreements being included in all deeds, Glenn Smith second the motion and Commission members voted in the following manner:

Craig Barnes, Yes
Bob Condee, Yes
Tom Meadows, Yes
Engineer Glenn Smith, Yes
Health Dept Gregg Spear, Yes

Terry Hemby, Yes
Lester Plymale, absent
Commissioner Joe Foster, Abstain
Engineer Alternate Paul Hutchins, NA
Health Dept Alternate John Nesbitt, NA

Edwards to McElfresh – 50' easement off Mill Creek Rd. Joe Foster moved to approve requested variance with submitted easement maintenance agreement being recorded with the new tract; Bob Condee seconds the motion and all members voting yea.

Jack Swain – 50' easement off State Rte 588 adding new lot split of 2.464-acres. Tom Meadows moved to approve the additional tract with an updated easement maintenance agreement being recorded with all deeds; second by Bob Condee, all members voting yea.

Sketch of proposed Subdivision

Eric Clark with Michael Clark & Assoc. submitted a proposed subdivision sketch of *The Outpost at Woods Mill*. This is a proposal for 31 residential lots and a commercial lot. This area has the Bidwell/Porter sewage system available. The members discussed his layout and suggested the following:

1. Shared drives for the lots accessing Church Rd.
2. Encouraged him to work closely with the Bidwell/Porter Sewer Engineer Gary Silcott for design of the sewer lines.

Mr. Clark will go forward with the preliminary/final plat.

With no further business to discuss the meeting was adjourned by Commissioner Joe Foster at 5:23 pm.