

Gallia County Planning Commission Minutes

December 15, 2008

The Gallia County Planning Commission met on Monday, December 15, 2008 with the following members in attendance: Craig Barnes, Terry Hemby, Paul Shoemaker, Gregg Spear, County Engineer Glenn Smith, and County Commissioner Joe Foster. Guests attending: Nick Mills, Floodplain Administrator, Engineer Randy Breech.

Chairman Paul Shoemaker brought the meeting to order and established a quorum. The minutes were approved as submitted with a motion by Gregg Spear seconded by Craig Barnes and all members voting yea.

There were no request to meet with the Commission however, the Health Department requested discussions with the Commission regarding the current minimum lot size and parcel splits in a floodplain area. Gregg Spear distributed information regarding how soil treatment systems are designed and discussed the following items.

Parcel Splits in a Floodplain area:

Mr. Spear advised that the local sewage regulations state that if the sewage treatment system is within the 100-year floodplain area they could not approve the split. He submitted the requirements of all the bordering counties as follows:

Meigs - Will develop if lot meets septic requirements

Jackson – Absolutely no development

Vinton - Absolutely no development

Lawrence – Will develop if lot meets FEMA & Septic requirements

Pike – Absolutely no development

Hocking - Absolutely no development

The commission advised that any changes to the current regulations for lot splits in a floodplain area should be a joint decision between the floodplain office and the Health Department and encouraged these two agencies to work together to come up with a recommendation.

Minimum lot size:

Mr. Spear advised that the current minimum lot size of .597-acre is too small and the Health Department would like to propose the following changes:

1. To increase the lot size 1.5 to 2.0-acres of usable ground.
2. Large lots may not be suitable; for example floodplain areas and steep sloping.
3. Sewage treatment system sized based on soil, and number of residential bedrooms.

He also submitted the following information from bordering counties:

Meigs – no lot size limit, lot must be able to meet septic requirements

Jackson – 1.6 acres usable ground

Vinton – 20,000 sq. ft., 0.45-acres, (1969) proposed change in progress

Lawrence – No lot size, would like to set at least 1 acre

Pike – 1.6-acres usable ground

Hocking – 1.84 acres

Vinton – requires a site and soil evaluation for all lot splits under 5-acres.

The Commission advised the health department that their recommendation to increase the minimum lot size to accommodate their sewage requirements would be taken into consideration.

With no further business to discuss the meeting was adjourned by Gregg Spear at 5:43 pm.