

Gallia County Planning Commission Minutes

August 4, 2008

The Gallia County Planning Commission met on Monday, August 4, 2008 with the following members in attendance: Craig Barnes, Bob Condee, Terry Hemby, Paul Hutchins, Lester Plymale, Paul Shoemaker, Gregg Spear and County Commissioner Joe Foster. Guests attending: Vera Blake, John Bates, Nick Mills, Floodplain Administrator; Paul Hutchins with Midkiff Surveying.

Chairman Paul Shoemaker brought the meeting to order and established a quorum. The July 7th minutes were approved adding Lester Plymale as an attendee with a motion by Bob Condee seconded by Lester Plymale and all members voting yea.

Business discussed:

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

Vera Blake – Neighborhood Rd

Ms. Blake and John Bates come before the Commission for a second time requesting a variance for the easement width. They have tried unsuccessfully to get the additional footage from their neighbor. They have not yet contacted the Trustees to see if there was any additional room on the cemetery side. The Commissioners reiterated the importance of having the required 50' width with the many users of the right-of-way and again, encouraged them to work something out with their neighbor or contact the township trustees.

Jacob Sanders – Paul Hutchins for the surveyor presented a 15' utility/farm use easement for approval. The Commission felt 30' width was necessary therefore; Bob Condee moved to obtain the additional footage for a 30' in width, second by Lester Plymale, all in favor.

Richard Neal - SR 7 North. Craig Barnes moved to approve based on the circumstance of SR 7 dividing the tract; Lester Plymale second the motion. The Commission members voted in the following manner:

Craig Barnes, Yes	Engineer Glenn Smith absent
Terry Hemby, No	Bob Condee, Yes
Lester Plymale, Yes	Tom Meadows, absent
Joe Foster, No	Health Dept Gregg Spear, Yes
Health Dept Alternate John Nesbitt, NA	

The Commission also advised the surveyor to encourage the property owners to pursue the vacation of Front Street.

Michael Wilson – 5-acres with 50' easement

Lester Plymale moved to approve with a submitted easement maintenance agreement and all involved deeds granting the easement and being property recorded; Bob Condee second, all members voting yea.

Charles Chambers - 30' easement

Craig Barnes moved to approve the requested split and easement providing a maintenance agreement is submitted; second by Bob Condee. All members voting yea.

Brad Howe – Colonial Drive/Maple Ave property

An easement was previously approved through Maple Drive but the Township was not receptive to the additional construction traffic on their public road therefore the developer has opted to come in from Jackson Pike entering through the church easement. Lester Plymale moved to approve the secondary easement, encouraging the surveyor to meet with the developer regarding proper grades and drainage. Bob Condee seconded the motion members voted as follows:

Craig Barnes, abstain	Terry Hemby, Yes
Bob Condee, Yes	Lester Plymale, Yes
Tom Meadows, absent	Joe Foster, Yes
Engineer Glenn Smith absent	Health Dept Gregg Spear, Yes
	Health Dept Alternate John Nesbitt, NA

With no further business to discuss the meeting was adjourned by Bob Condee at 6:01 pm.