

# Gallia County Planning Commission Minutes

April 6, 2009

The Gallia County Planning Commission met on Monday, April 6, 2009 with the following members in attendance: Craig Barnes, Terry Hemby, Tom Meadows, Lester Plymale, Paul Shoemaker, Gregg Spear, and County Commissioner Joe Foster. Guests attending: Nick Mills, Floodplain Administrator; Lana Lane, County Engineer's office; James D. Nibert, Judy C. Caldwell, Josh Bodimer, Angie Mitchell and Devin Metzger.

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

## **Business discussed:**

**James Nibert – 0.782-acres with 50' easement** - Tom Meadows moved to approve the requested variance providing a signed easement maintenance agreement was submitted to the Planning office; motion second by Craig Barnes, all members voting yea.

**Josh Bodimer representing Bob Foster - 50' easement** – Tom Meadows moved to approve the easement request; second by Lester Plymale with easement maintenance responsibility submitted to the Planning office. Members voted in the following manner:

Craig Barnes yea	Lester Plymale yea
Bob Condee absent	Paul Shoemaker yea
Terry Hemby yea	Gregg Spear yea
Tom Meadows yea	County Engineer Brett Boothe absent
County Commissioner Joe Foster - abstained	

**Angie Mitchell** – Width to Depth ratio for 7 splits – Ms. Mitchell came before the Commission to seek a variance from the width to depth ratio for 7 splits that were surveyed in 1997 off Teens Run Road, Clay Township Section 26. The Commission agreed that lots C, D and E would be grandfathered under the old regulations allowing the width to depth because they were under land contracts which had been previously recorded. The Commission suggested she combine the last 4 tracts into 2 larger tracts before they are sold or contracted in order to meet today's width to depth regulations. Ms. Mitchell agreed to do so.

**Devin Metzger – Mobley Rd.** - Mr. Metzger met for tentative approval of a proposed 20-acre split that begins at the end of Mobley Road in Section 8 of Perry Township. The Commission advised him he must have 85' of public road frontage otherwise a variance would be required as well as and a 50' easement from Sloan Homestead continuing from the end of the public road to his tract. Mr. Metzger will return with his survey.

**Doug Flinner – Adding new user on 50' easement** – Mr. Flinner presented an additional user on an existing 50' easement located off Bulaville Pike Road, Section 32 of Addison Township. Tom Meadows moved to approve additional user with the user being added to the easement maintenance agreement; Joe Foster second with all members in agreement.

**Judy Caldwell – 30' easement SR 554** – Craig Barnes moved to approve the requested variance with signed easement maintenance agreements; Tom Meadows second with all members voting yea. (Caldwell's attorney is James Henry; he will prepare the deed and incorporate the maintenance agreement in that document)

**Minimum Lot Size:** Members discussed the requirements for increasing the minimum lot size as requested by the Health Department. Gregg Spear stated that .80 acres of useable ground is needed to properly site a septic system. Members were concerned with requiring a fixed income family with buying extra acreage that would not be needed or afforded. They felt that it should be looked at on a case by case basis dependent on number of persons/bedrooms. The Planning Director advised that section 405.6 of the Subdivision Regulations should provide the Health Department with the authority needed to required a larger lot size or deny approval without amending the current regulations.

*405.6 Where a county or township zoning resolution is not in effect, the minimum lot size, width and frontage shall be as specified in Table 1. Where soil conditions are of such a nature that proper operation of wells and septic tanks may be impaired, the planning commission, upon recommendation from the health department may increase the size of any or all lots in the subdivision, or may deny approval of the subdivision.*

With no further business, Tom Meadows moved to adjourn at 5:37 p.m.