

# Gallia County Planning Commission Minutes

June 7, 2010

The Gallia County Planning Commission met on Monday, June 7, 2010, with the following members in attendance: Tom Meadows, Bob Condee, Gregg Spear, Paul Shoemaker, Craig Barnes, Melissa Clark, County Engineer Representative Seth Montgomery, and County Commissioner Joe Foster. Guests attending: Nick Mills, Floodplain Administrator, and Mark Graham, Countrytyme.

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 Bob Condee and all members voting yea.

## **Business discussed:**

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

#### **4:35pm Countrytyme- 50 ft Easement – Carper Rd**

Mark Graham from Countrytyme came before the Commission to request a 50' easement to Carper Rd. Mr. Graham also presented the Commission with current photos of Carper Rd, as well as the future plans to divide and sell the land as four hunting tracts. In its current condition, Carper Rd is considered an undeveloped road. During the discussion, County Commissioner Joe Foster inquired if Countrytyme has engaged in conversations with the Huntington Township Trustees regarding their future development plans and the current conditions of Carper Rd, to which Mr. Graham replied he had not. Commissioner Foster expressed his concern to the full commission that by approving the easement request, the township trustees would be burdened with the financial impact of improving this road and felt like they needed to be included in discussions with the developer prior to any planning commission approvals. After more discussion, Gregg Spear moved to approve the easement request; second by Tom Meadows.

Members voted in the following manner:

Craig Barnes nay	Lester Plymale yea
Bob Condee yea	Paul Shoemaker yea
Melissa Clark nay	Gregg Spear yea
Tom Meadows yea	
County Engineer Rep Seth Montgomery yea	
County Commissioner Joe Foster - nay	

#### **4:40pm Tony Meaige (minimum lot size, considered adjoinder?)**

The commission briefly discussed a future potential split for Tony Meaige. Paul Hutchins ( not present at meeting) plans to survey off a small tract, expected to be less than .5 acre from a small parcel located directly across the road from Meaige's current property. Mr. Hutchins inquired if the potential new split could be considered going to an adjoining property owner since the existing and potential new parcel would be considered contiguous but divided by Perkins Rd. Before being able to make a decision, the Commission discussed needing to know additional information including the remaining size and road frontage of the existing tract, the current and future development plans. The questions put forth by the Commission will be shared with Mr. Hutchins at a later date.

With no further business to discuss the meeting was Joe Foster moved to adjourn at 5:02 pm.