Gallia County
Planning Commission

Minutes

August 31, 2023

The Gallia County Planning Commission met on Thursday August 31, 2023, with the following members in attendance: County Commissioner Jay Stapleton, Commissioner Leslie Henry, Commissioner David Smith, Jacob Morris, Josh Sherwood, Craig Barnes, Nick Mills, Shari Hill, Tom White, Cole Massie. Members absent: John McKean, John White, and Carolyn Wasch-Brown

Craig Barnes brought the meeting to order and established a quorum at 2:09pm. Jay Stapleton made a motion, seconded by Josh Sherwood to approve the June 5, 2023 Meeting Minutes all members voting yea.

Business Discussed:

Meeting schedule and location: Commissioner Smith stated that the meetings will be held in the Commissioner's Office until further notice. He stated that 4 weeks from today (at 2:00pm) the next meeting will be held, and a notice needs to be ran in the newspaper. Nick stated that for SWCD, running a notice on our website is sufficient to adhere to Ohio Sunshine Law: he added that he did not know how the law applied to the Commissioner's Office. Commissioner Smith stated that they are required to run it in the newspaper. Craig brought up that the Planning Commission's information should be made available on Gallianet. Nick stated that the information is on SWCD's website and that it should cross link that information from Gallianet. Commissioner Henry looked this up on Gallianet and confirmed that it does direct back to the Gallia SWCD website for that information. Nick stated that the subdivision regulations state that the Meetings will be the 1st Monday of the month at 2:00pm and that a vote will be required to amend the regulations to the last Thursday of the month. Tom White made a motion, seconded by Josh Sherwood to amend the regulations to the regular scheduled monthly meeting will be the last Thursday of the month at 2:00pm. All members voting yea.

Parcel Split Form: Nick explained the discussion from the 3/6/23 meeting regarding the updated parcel split form (the Engineer's Office being removed from the form and the changes to the Health Department's section). Nick stated that this was tabled because the Board wanted a letter to be sent to surveyor's and attorney's and for a public meeting to be held with the ODH changes to septic prior to approving the form. Nick stated that he has been using this unapproved from because he had no other alternative. The Engineer's Office was not signing the old forms any longer, and with the resignations of Paul Hutchins, Brett Boothe, and Adam Edwards we have not been able to have a

meeting. Craig stated they do not have a copy of the form present. Nick stated that it's the same thing that was presented in the 3/6/23 meeting. Craig said that we will have to wait until next month to review/approve. Commissioner Stapleton asked about the changes to the form. Joash explained what had changed and the NPDES permitting prior to 2007. Commissioner Stapleton asked about minimum lot size. Josh stated that we've not adopted any size limitations; other counties have adopted size limitations. There was discussion on new septic system requirements and the Ohio Department of Health standards. Craig asked about the right of a resident to appeal ODA's standards. Josh said there isn't a right to appeal. There then was a discussion on "green space" and undesirable building lots. Josh stated that they are advising residents/developers to get a soil scientist to review a septic site/s 1st to ensure the development will adhere to the law. Josh explained the limitations of older septic systems and why older systems do not meet the new standards. Commissioner Stapleton asked about ODH. Josh and Commissioner Smith stated that their rules/standards are in the Ohio Administrative Code.

Before adjourning Commissioner Smith stated that Mark Harrison contacted their office and requests to be placed on the agenda to speak about the Woods Subdivision. Craig asked if the Commissioners could enact ORC 5503.04. There was discussion on this specific law and the legal ramifications to the county. Commissioner Smith stated that he hopes Issac, from the Prosecutor's Office, should be in attendance in this meeting. There was then discussion as to who has the authority to make a road public. Commissioner Smith stated that Tara Estates could possibly be applying to make that road public as their road just was paved. There was then discussion on other subdivisions within Gallia County.

At 2:40pm Tom White made a motion, seconded by Josh Sherwood to adjourn. All members voting yea.