Gallia County
Planning Commission

Minutes

December 28, 2023

The Gallia County Planning Commission met on Thursday December 28, 2023, with the following members in attendance: County Commissioners Jay Stapleton, Leslie Henry, and David Smith, Craig Barnes, Nick Mills, Shari Hill, Tom White, John White, and Josh Sherwood. Members absent: John McKean, Cole Massie, and Carolyn Wasch-Brown. Guests were Paul Hutchins, Jacob Morris, Cassandra Bowen and Chris Smith with Hoon Engineering, and Mark Harrison.

Craig Barnes brought the meeting to order and established a quorum at 2:03pm.

September 28, 2023 Meeting Minutes: Josh Sherwood made a motion, seconded by Tom White to approve the September 28, 2023 Meeting Minutes. All members voting yea.

Business Discussed:

Variance for Pradetto: Paul Hutchins stated that he is requesting a variance for his client do to in adequate road frontage. He passed out a plat map showing the splits for the Pradetto property. He stated that he is splitting this up into 4 lots. Paul stated that Lot 3 doesn't have road access, and this is why a 50-foot easement has been included in the drawing. He stated that he will be getting a signed maintenance agreement for this easement (for lots 2 and 3). Paul stated that he just requesting a variance for lot 3 due to it not having any road frontage. Josh Sherwood made a motion, seconded by John White to grant the variance. All members voting yea.

Greer Road Subdivision: Cassandra and Chris introduced themselves and stated that they are with Hoon Engineering. Chris stated that he is an engineer but not a registered PE. Cassandra stated that they are planning on doing a phased approach. But, they want to be flexible on the number of lots within the subdivision. The stated that the lots will be off Greer Road, but phase 1 will be at the intersection of Greer Road and Watson Road. Commissioner Smith asked if the landowner was present in the meeting. Cassandra stated that the owner was not present. Commissioner Smith then asked about each phase of development. Cassandra and Chris responded. Commissioner Smith asked if they are planning on placing this on the Green Sewer System. There was then discussion on the forced main on the Green Sewer System. Josh stated that if the proposed subdivision were to be on septic, that each lot must be sized to a 4-bedroom house at a minimum. Josh and Commissioner Smit recommended that they get these on the public sewer system. There was then discussion on the upgraded sewer system.

Commissioner Smith advised Hoon Engineering to contact the Green Sewer System Supervisor as soon as possible to get onto the system since they are in the process of upgrading it currently. He asked Amanda to get the contact information or them and give it to Cassandra. Cassandra thanked her for getting this information to them. Craig advised to plat out phase 1, 2, and 3 so that all restrictions apply to each (and there is conveyance of these to each phase). There was discussion of the forced main (of the sewer) that is on Watson Road and on Jackson Pike. There was discussion of whether these were gravity fed or not. Commissioner Smith then advised that Hoon Engineering request the full sewer plans and have a qualified engineer look at them to ensure it will be adequate for the proposed subdivision (including all 3 phases). Craig asked Cassandra if this was their first submission (plans of the proposed subdivision). Cassandra responded that yes it was. There was then discussion on if the proposed cul-de-sac road within the proposed subdivision is intended to become a public road. Cassandra responded yes; they intend on it becoming a public road. Nick advised for her to seek legal counsel in this endeavor. He explained that this has become a major issue recently with other subdivisions and for the road to become public it must adhere to ORC. Chris asked that ORC meant. Nick responded that it means Ohio Revised Code. There was some discussion on whether this falls under Green or Springfield Township. Nick stated that the proposed cul-de-sac appears to be within Springfield Township. Commissioner Smith asked if they have been in contact with the Springfield Township Trustees. Cassandra stated that she has not been in contact with them and requested their contact information. Commissioner Henry asked Amanda to get that information for them, which she did. Commissioner Smith then asked about the private drive leading to the existing house. Cassandra stated that this is not included in the subdivision. Nick stated that the owner of the house is the person who owns the old Blue Fountain Hotel and that the house and driveway are a separate parcel. Smith then advised them to get with an engineering firm that has experience designing/constructing subdivisions: he referenced Randy Breech as someone they may contact. Craig asked for a motion to approve the preliminary sketch. Commissioner Smith asked what would be approved. Craig responded that it would just be approve/accepting the concept for the proposed subdivision. Commissioner Smith then stated he just doesn't want to give the impression that this would be a final approval and wants everyone to understand that we are not giving final approval. Cassandra stated that she understands that this is not final approval. Josh then asked about the road width. Craig explained the regulations. Josh Sherwood made a motion, seconded by Jay Stapleton to approve the preliminary sketch (concept for the proposed subdivision). All members voting yea.

Craig stated that Mark Harrison is here to present the signed petition and scanned documents from John Sager for the road dedication for the Woods Subdivision. Nick stated that he wanted clarification that this should be presented to the County Commissioners, not the Planning Commission, as the Planning Commission is not responsible for declaring roads public; that responsibility lies with the County Commissioners. Commissioner Smith stated that Nick is correct and directed Mark to present this to the County Commissioners during their Commissioner Meeting.

At 2:30pm Tom White made a motion, seconded by Joash Sherwood to adjourn. All members voting yea.