Gallia County
Planning Commission

Minutes

February 27, 2025

The Gallia County Planning Commission met on Thursday, February 27, 2025, with the following members in attendance: County Commissioner Jay Stapleton, County Commissioner Leslie Henry, and County Commissioner Jeremy Kroll, Nick Mills, Tom White, John White, Cole Massie, Josh Sherwood, Jacob Morris, and Shari Hill. Members absent: John McKean, Carolyn Wasch-Brown. Guests were Paul Hutchins, and Robert Jackson.

Chairman White brought the meeting to order and established a quorum at 2:15pm.

January 30, 2025, Meeting Minutes: Chairman White asked if everyone had a chance to review the minutes. Nick stated that he made the corrections that Tom and Cole had sent him. Josh Sherwood made a motion to approve the minutes, seconded by John White. All members voting yea.

Business Discussed:

Linda Stanely 30' Easement Extension Variance: Paul Hutchins stated that he is representing his client, and they are requesting a variance for an extension on an existing 30'easment. He stated that there will be 2 users on it. He stated that Mrs. Stanley will be adding her nephew as one of the 2 users. Paul also stated that they will be providing a new signed maintenance agreement. Josh asked how many bedrooms the new structure will be. Paul responded that he would guess 3 bedrooms, but her wasn't sure. Josh stated that they will do a site visit and inspect it to ensure septic system compliance. Paul added that they may have plans to purchase land across the street as well. Josh Sherwood made a motion to approve the variance on the 30' easement extension, seconded by Commissioner Jeremy Kroll. All members voting yea.

CIC Easement Variance: Paul Hutchins stated that Bob Foster and the CIC are wanting to trade 2 acres. Paul stated that Northbrook is listed as 40 feet wide but is only 30 foot wide. Paul stated that the CIC is wanting a total of 40-50 feet to come in on. Josh stated that there is sewer access so this would not involve the Health Department but asked if this would be for ingress/egress. Paul stated that he feels this is their intent. Nick asked if by granting this, would it make the easement a total of 50 foot in width? Paul replied that it would not be. Tom asked what the owners' future plans are to do with this property. Cole gave the history of the land transfers and that there are no prospective buyers at this time. There was discussion as to whether Bob Foster was ok with this and that he would sign the maintenance agreement. Commissioner Henry

contacted Bob Foster via phone and stated that he is ok with the transfer and is ok moving forward as explained to the Board. Josh Sherwood made a motion to approve variance for the 20-foot easement, seconded by John White. All members voting yea.

Rules of Procedure Update: Nick read through items he felt could be changed. Cole stated to just do the minimum. Josh asked about the ability to phone in to the meeting. Nick stated how SWCD's handle this and that he isn't sure if the same applies here. Nick stated that one reoccurring issue is not having a quorum. He stated this may be resolved if we can adjust the required members present. But he stated that he is not sure if this was contradictory to ORC. Tom stated to get a legal opinion from the Prosecutor's Office.

At 2:47pm Nick Mills made a motion to adjourn the meeting. Cole Massie seconded the motion. All members voting yea.