Gallia County
Planning Commission

Minutes

July 11, 2022

The Gallia County Planning Commission met on Monday, June 11, 2022, with the following members in attendance: County Commissioner Jay Stapleton, Adam Edwards, Paul Hutchins, Craig Barnes, Carolyn Wasch-Brown, and Nick Mills. Guests: Wes Jarrell. Members absent: John McKean, Melissa Clark, Josh Sherwood, and Brett Boothe

Craig Barnes brought the meeting to order and established a quorum at 2:33pm. A motion was made by Adam Edwards, seconded by Paul Hutchins, to approve the June 6, 2022 meeting minutes. All members voting yea.

Business Discussed:

Dana Garber -30 'Easement (P. Hutchins): Paul stated that in 2016 he did a survey for a 50" easement. Paul stated that one brother wanted a 50' easement, but the other brother wants only a 30' easement. Paul added that that his client stated there will only be 1 user currently. Craig stated that he thinks there might be up to 6 potential users of the easement. Craig also said that if this goes before the Commissioners, they will look for our regulations. Craig asked why one of the brothers does not want a 50' easement. Paul responded that he was not given reason for the reduction to 30', other than the brother does not want to do a 50' easement. Commissioner Stapleton asked where this was at. There was then discussion on the location of the property. Adam stated that he feels that a variance should not be granted and asked if there is an existing road already. A motion was made by Adam Edwards, seconded by Carolyn Wasch-Brown to deny the variance. All members voting yea. Paul Hutchins abstained.

Judy Strait Frontage (P. Hutchins): Paul stated that this split is requesting a variance due to the road frontage being less than 85'. He said that 37' is an existing ¼ lot Paul continued by stating he combined lots to create this new lot. He stated that the owner is planning on putting a residence towards the back. This is not for an easement and there will only be 1 owner. A motion was made by Carolyn Wasch-Brown, seconded by Adam Edwards to approve the variance for road frontage. All members voting yea. Paul Hutchins abstained.

Review/Approve Lost Split Form: Nick read the changes from the Engineer's Office. Craig stated that he is concerned about over-regulation and putting hardships on Gallia County Citizens; due to the potential costs to create/update septic systems. Carolyn stated that she is working on a project and the Health Department has done everything

they could to minimize costs (and has always done so). She stated the project required a new septic system that cost almost $13,000.00 She stated that she agrees with Craig about the hardships. She added that our Health Department is the best to work with compared to Lawrence and Meigs Counties. She continued by stating that our Health Department has done they best they can during her 32 years at Wiseman. Adam suggested adding language to the split form that the Ohio Department of Health (ODH) is requiring the changes so that if an owner wants to contest it, they will take it up with ODH. It was decided to table this until the next meeting.

Before adjourning, Craig stated that he has seen The Woods Subdivision has been paving the road. Carolyn stated that she has heard they are paving also. Craig stated that if the procedure is followed, the Commissioners will need to be involved to approve the transition to a public road. Adam said that Brett will need to write a letter of recommendation to the Commissioners before it's approved.

At 3:04pm Carolyn Wasch-Brown made a motion, seconded by Paul Hutchins to adjourn. All members voting yea.