Gallia County
Planning Commission

Minutes

June 22, 2020

The Gallia County Planning Commission met on Monday, June 22, 2020 with the following members in attendance: County Commissioner Brent Saunders, Melissa Clark, Paul Shoemaker, Paul Hutchins, Josh Sherwood, County Engineer Brett Boothe, Adam Edwards, and Nick Mills. Guests: Donald Stamper, Shari Hill, Randy Breech, and Sandra Brumfield.

Paul Shoemaker brought the meeting to order and established a quorum. The minutes of the March 3, 2020 meeting were approved as submitted with a motion to approve by Paul Hutchins, second by Adam Edwards. All members voting yea.

Business Discussed:

Sandra Brumfield – 20' Easement (S. Brumfield): Nick stated that Mrs. Brumfield is here to request a variance for the width of her proposed easement and for the width to depth ratio on her property splits. Melissa asked Mrs. Brumfield why her surveyor drew up the easement with a 20' width as opposed to a 30'width. Mrs. Brumfield responded that she was unsure, that is just how they did it. Brett Boothe stated that not only is the 20' width a potential issue, but the 90 degree turn in the easement may also be an issue in the future. Mrs. Brumfield stated that this property should stay in the family. There was discussion on alternative to the 20' easement. Melissa recommended to go at least 30' unless there is a physical limitation that would prevent it. Paul Shoemaker asked Mrs. Brumfield if she would be willing to make the easement 30' wide. She responded that she would agree to widening it to 30'. Brett stated that we can approve the easement as long as the width was extended to 30'. A motion was made to grant the easement variance, upon the condition that the easement width is increased from 20' to 30' wide, by Brett Boothe, second by Paul Hutchins. All members voting yea. A motion was made to grant a variance on the width to depth ratio for her parcel splits by Paul Hutchins, second by Brett Boothe. All members voting yea.

Brookview Subdivision (R. Breech): Randy stated that Brett (the County Engineer) has been doing road inspections at the Brookview Subdivision for years. Randy stated that he has been carrying a promise of payment for the road for several years (as opposed to a bond). Randy stated that shortly after the year 2000 WesBanco stopped issuing letters of credit. Randy stated that if he can have 2 more months to finish repairs, he will continue to do berm work towards the cul-de-sac. Randy continued by stating with 2 out of 12 houses (lots) being utilized back there, he could not justify the cost.

Randy then stated that he feels he needs 4-5 more months to finish the work. Instead of getting more letters of credit, he will finish the work and turn the drive into a public road. Brett stated that the longer it takes him to finish the road, the higher of a chance he will have to continue maintaining it because the existing road (and work already completed) is aging. Brett suggested to turn over what is already done over to a public road. Then as he sells lots, he can bring those sections of the road up to code. Brett suggested to make the road public from the intersection of State Route 141 (between the 18 & 32 mile markers) past the 2 houses that are already in the subdivision. A motion was made to proceed with Brett's suggestions by Josh Sherwood, Brett Booth second. All members voting yea.

Before adjourning, Melissa inquired about what liability the county will incur. Brett stated that Randy will still have to keep a line of credit on the remaining road. Melissa stated that she is asking because she does not want to have an issue like what occurred with a prior subdivision. Melissa suggested getting the prosecutor's opinion regarding the liability the county may incur. There was then discussion on what the current subdivision regulations state on this topic and what can be done through the county. Brett then asked what the planning commission and/or county can do about the second section of road. There was then discussion on getting a legal opinion from the county prosecutor on a line of credit or a bond for the second section of road. Randy stated that he will do whatever he needs to. Commissioner Saunders stated to get the legal opinion from the prosecutor before proceeding any further.

At 2:47pm a motion was made to adjourn the meeting by Paul Hutchins, second by Josh Sherwood. All members voting yea.