Gallia County
Planning Commission

Minutes

March 27, 2025

The Gallia County Planning Commission met on Thursday, March 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, Carolyn Wasch-Brown and Shari Hill. Members absent: John McKean and Cole Massie. Guests were Cheshire Township Trustees Mike Conkle and JD Taylor, Mark Graham, Dave Liskey, Jason Raymond, and Tad from Countrytyme

Chairman White brought the meeting to order and established a quorum at 2:10pm.

February 27, 2025, Meeting Minutes: Chairman White asked if everyone had a chance to review the minutes. Nick stated that he made the corrections that were sent him. Commissioner Henry made a motion to approve the minutes, seconded by Commissioner Stapleton. All members voting yea.

Business Discussed:

Countrytyme Land Development Potential Issue: Nick referenced a prior email to the Board and stated that he invited the Cheshire Township Trustees and representatives from County Tyme here so that everyone was on the same page. Nick also referenced the legal opinion he received from the County Prosecutor's Office on this potential issue. Mike Conkle stated that he has spoken with Nick prior to the meeting and explained that part of this road has been abandoned. He stated that for the past 60 years it hasn't been used as a township road. Mike continued by stating he doesn't agree with the location on the submitted survey as it's not where it's at. Mark stated he thought the haul road was the old Campaign Poplar Road. There was discussion as to whether the haul road is the location of the old Campaign Poplar Road. Mark said the haul road and the old campaign road are not in the exact same locations. Mark stated that on their survey the used the old haul road for ingress/egress and the survey shows the old Campaign Poplar Road as an un-maintained road. Because, their research shows it as never being abandoned. Mark continued by stating that in other counties they (Country Tyme) have taken over abandoned township roads and placed maintenance agreements on them. Mark also said that they had planned on doing a common access with a gate; meaning that the old roadbed would still be accessible to the public, but the landowner access would be a separate ingress/egress. Nick stated that if they do this, they then are creating a subdivision as he interprets the regulations. Mark stated that the would prefer to do a large lot development and referenced the Prosecutor's Office

legal opinion. There was discussion on the public still being able to access the properties via the old road. Mark stated that they will not be utilizing the old Campaign Poplar Road for ingress/egress, they are utilizing it for road frontage. Mark added that the easement was not necessary for the creation of the lots, but was added for convenience, which could have been done after the splits were recorded. Mike Conkle stated that they want to vacate the road. He stated that they will speak with the Engineer's Office to start this process. Josh asked about reviewing the soils prior to conducting the split. He stated that at least one of the lots might prove difficult to install a septic due to the topography. Mark replied that he is a civil engineer, and they make every attempt to take these into consideration before attempting to split/sell a lot. Commissioner Kroll asked Josh if I he knew of a 5-acre lot that hasn't worked. Josh stated that they are rare, but it's possible. Mark stated that they will also need to have electric ran to the lots as there is no utilities on the properties. Tom stated that the future landowner will need to maintain their own road. Mark provided copies of their proposed maintained agreement for this. There was discussion on landlocking some of the surrounding property owners if the township abandons the road. Mark stated that they support the road abandonment and agreed to help the neighbor to the north gain access to their property in the even that the township proceeds with vacating the road; they would grant a small portion of land to them so that they could still have legal access to their property.

Vernon 30' Easement Variance: Paul Hutchins was not present at the meeting, so no action was taken.

Rules of Procedure Update: Nick stated that he got a legal opinion from the Prosecutor's Office on this and that the number of members (appointed and otherwise) can't be changed.

At 2:36pm John White made a motion to adjourn the meeting. Shari Hill seconded the motion. All members voting yea.