# Gallia County
# Planning Commission

## Minutes

**March 3, 2020**

The Gallia County Planning Commission met on Monday, March 3, 2020 with the following members in attendance: County Commissioner Brent Saunders, Paul Shoemaker, Paul Hutchins, Josh Sherwood, Ken Patrick, Craig Barnes, County Engineer Brett Boothe, Adam Edwards, Donald Stamper. Guests: Addison Township Trustees- Robert Rothgeb, Michael Blaine, Kelly Fellure, & Fred Burnett, Gallipolis Township Trustees- Ronnie Carmichael, Dean Brownell, & Dave Snyder

Paul Shoemaker brought the meeting to order and established a quorum. The minutes of the September 9, 2019 meeting were approved as submitted with a motion to approve by Brett Boothe, second by Paul Hutchins. All members voting yea.

**Business Discussed:**

**Election of Officers:** Paul Hutchins made a motion to reappoint the same officers as 2019. Second by County Engineer Brett Boothe. All Members voting yea.

Paul Shoemaker- Chairman
Craig Barnes- Vice Chairman
Planning Commission Director- Secretary

**Richard Houck – 30' Easement (P. Hutchins):** Paul Hutchins present request for the creation of 30' wide ingress/egress/utility easement. Craig Barnes asked about surface drainage and if there was a maintenance agreement. Paul stated that he will be obtaining a signed maintenance agreement. Brett Boothe asked about vehicles making the turn off State Route 218. Commissioner Saunders asked about a culvert. Paul stated that he has installed one. Motion to approve by Craig Barnes, second by County Commissioner Brent Saunders. Roll call: Paul Shoemaker-yea, Nick Mills- yea, Josh Sherwood-yea, Ken Patrick-yea, County Engineer Brett Boothe-yea, Adam Edwards-yea, Donald Stamper-yea, Paul Hutchins-abstained.

**McClintic Update (N. Mills):** Nick gave a rundown of the issue Marylin McClintic has with getting her property legally recorded. Since this parcel split dates back to 2013 Nick explained the main issue is that she does not have a signed maintenance agreement because her cousin refuses to sign it (her cousin is the adjoining landowner who uses Mrs. McClintic's property access hers). This issue was taken to civil court by Mrs. McClintic, but the court did not address the easement issue. Nick explained that he has spoken to Melissa Clark and County Prosecutor Holdren regarding this. He said the

prosecutor advised him on how to proceed first and he will follow that advice: to contact Mrs. McClintic's cousin and see if he can get her to sign the maintenance agreement.

**Heena Hospitality Inc.-Hotel (Omar Avenue):** Nick stated that he contacted Randy Breech about attending the meeting to review the proposed parcel splits for a new hotel. He said Randy responded that he was waiting on his architect to finish with their building sketch so that he can have it to present to the Board to have a better representation for the proposed development. There was much discussion from the Township Trustees and the Planning Commission Board regarding the proposed development: especially proposed parcel "c". County Engineer Boothe stated that ODOT will want a traffic study conducted for the potential increase in volume & weight of traffic. Craig Barnes asked what the pavement width is for the township/s. Paul Hutchins stated that the current road (Omar Ave) is only 8' to 10' wide. There was then discussion regarding the sewer lines adjacent to the Omar Ave. (and if those sewer lines will be impacted). There was much discussion on the potential impacts to the sewer and how the proposed development could potentially affect them; during both construction and afterwards. Commissioner Saunders stated to check to ensure a 3-story building is safe for the airspace of the airport. The representative from the airport stated that they will have to get FFA approval to construct the building. Gallipolis Township Trustee Dean Brownell presented a letter for road classification. Mr. Brownell also asked about a bond for Omar Avenue. There was discussion on road widening: if it is increased in width, it would have to come from the existing hotel's property. There was a final discussion on if ownership changes hands, it may prevent access to one of the proposed parcels.

Before adjourning, County Engineer Brett Boothe stated that he did conduct a road inspection for the Brookview Subdivision. He said he sent his report to Nick and Randy regarding his bond payment. He asked Nick to inquire Randy Breech if he plans on making it a public road. Brett stated that if Randy does not decide that the Planning Commission might have to incur issues. There was then discussion on the best course of action. There was discussion on Bond requirement and if the Planning Commission has to authority to require traffic studies. The Board requested that the regulations be checked for this and to seek counsel from the County Prosecutor. The discussion then changed to a bond on Omar Avenue.

Paul Hutchins moved to adjourn the meeting at 2:43 pm, second by County Commissioner Brent Saunders. All members voting yea.