Gallia County
Planning Commission

Minutes

March 6, 2023

The Gallia County Planning Commission met on Monday, March 6, 2023, with the following members in attendance: County Commissioner Jay Stapleton, Adam Edwards, Josh Sherwood, Craig Barnes, Carolyn Wasch-Brown, Nick Mills, Shari Hill, Paul Hutchins, and Brett Boothe. Guests: Garrett Fulk, Wes Jarrell, and Jacob Morris. Members absent: John McKean.

Craig Barnes brought the meeting to order and established a quorum at 2:00pm. A motion was made by Paul Hutchins, seconded by Brett Boothe, to approve the November 7, 2022 meeting minutes. All members voting yea.

Business Discussed:

Appointment of Officers: A motion was made by Brett Boothe, seconded by Carolyn Wasch-Brown, to keep the officers the same as in 2022 (Craig Barnes- Chairman, Paul Hutchins- Vice-Chairman, Nick Mills- Secretary). All members voting yea.

Review/Approve Updated Lot Split Form (N.Mills): Nick reference the rough draft of the new split form he and Josh worked on. Craig stated that he liked the language in it. Paul asked Nick about the process. Nick responded how he thought the new process would work. Commissioner Stapleton asked about the process. He used the example of deeding off 5 acres of land to his son. He asked if he would have to start with the Floodplain Office instead of starting at the Engineer's Office. There was discussion on the new process. Josh explained the Ohio Department of Health rules for a septic and how it relates to the 5 usable acres to develop a septic system (and have a back-up septic site). If the property did not meet these requirements, then they effectively have a "green space". There was discussion on the lot size limit to develop a septic system and alternative systems to meet the standards. There was then discussion on the O&M plans for grandfathered areas for a discharge permit. Carolyn asked about an informational meeting and letter going out to the surveyors and realtors and these changes. Josh explained how this worked in Pike County when he worked there. Brett suggested drafting a letter to the realtors and surveyors on the changes, so they are aware of them. Carolyn agreed with Brett and stated that this was a good idea. Paul asked to table this for a vote until the draft letter is sent out.

Wood Subdivision: Craig began by stating that it's been 24 years since this has started. He continued by saying that he feels this is a watershed moment due to the con-

structing of the steel mill in West Virginia. He said that he feels this way because the steel mill will employ quite a number of people, and this is a good opportunity for people to build homes in Gallia County. Craig stated that he has done some research prior to the meeting of some Ohio Revised Codes. He stated that Planning Commissions have much power. He read aloud ORC Section 5559.02- Grading, draining, and paving of platted lands outside of municipal corporations and submitted a copy for the record. Craig read aloud ORC Section 5559.03- Petition by owners and submitted a copy for the record. Craig aloud ORC Section 5559.08- Resolution to proceed with improvement and submitted it for record. Craig read aloud ORC Section 5553.04- Procedure for establishing, altering, or vacating road-petition and submitted a copy for the record. Craig read aloud ORC Section 5553.06- Plat and survey-report of county engineer and submitted a copy for the record. Craig read aloud ORC Section 5553.07- Report of engineer read at final hearing-testimony-resolution to proceed and submitted a copy for the record. Craig read aloud ORC Section 5553.31- Dedication of land for road purposes-proceedings and submitted a copy for the record. Craig read aloud ORC Section 5553.43- Establishing road-right of entry and submitted a copy for the record. Craig read aloud ORC Section 711.10- Platting in unincorporated territory-county or regional planning commission to adopt rules and submitted a copy for the record. Craig read ORC Section 713.23- Regional or county planning commission-powers and duties and submitted a copy for the record. Craig went on to state that he has been on and off the Planning Commission Board since the beginning of this. He said that bridge walls have been removed and all other conditions have been met. Commissioner Stapleton asked if we had seen Prosecutor Holdren's ORC Section 5553.02 opinion regarding this matter; that is does not meet ORC to become a public road. Brett read ORC 5553.02. Brett continued by stating that ORC has the authority to create a public road. Brett continued by stating that Mr. Sager has met all the criteria that has been requested of him and it should be made a public road. There was discussion as to why this was not made a public road. Carolyn stated that Stone Harbor and the Meadows have public roads and they do not meet ORC 5553.02. There was discussion on how to proceed. Brett stated that he feels for the betterment of Gallia County, we should push to get this approved. Brett also stated that Sager could dedicate a 10 x 10 area as a public park and the road would then need to be made public. There was discussion on future developers adhering to the subdivision regulations. Nick stated that he has received preliminary plans to create a subdivision on the Townsend property (adjacent to Stone Harbor) and he has spoken with Bill Dummitt about creating a subdivision across from the Townsend property. There was discussion on the limitations to adhere to ORC 5553.02, due to topography, on these properties. Craig stated that he feels Oak Ridge Drive should be made a public road. Brett stated that he agrees with Craig, and it should be made a public road. Paul asked how the process worked to get a legal opinion to the prosecutor. He stated that he feels that if this road is not made public, why would any developer adhere to our subdivision regulations. Brett suggested that we should have had better communication between the Planning Commission Board and the Commissioners Office on issues like this. Brett then asked if we utilize the $10.00 process fee for parcel splits. Nick stated that he has not charged the fee as Melissa said she hadn't in some time when SWCD took over the department. Brett stated that our subdivision regulations are almost 20 years old and due to ORC changes over this

time, we should overhaul our regulations to reflect these changes. There was discussion on what fee structure to have and when surveys for plat expire. There was then discussion on where collected fee would be deposited, Craig assumed it was the county general fund. There was discussion on what account a deposit of fees could be made. Craig agreed that the regulations need to be updated. Josh asked Nick how many acres Townsend has. Nick responded about 80'ish. Josh stated that there will have to be a soil evaluation for each building site. Craig asked if there was any further discussion. Craig asked if the Green Township Trustees knew about this meeting. Nick stated he assumed so, but he did not directly invite them.

At 2:32 Paul Hutchins made a motion, seconded by Adam Edwards, to adjourn the meeting. All members voting yea.

At 2:49pm Carolyn Wasch-Brown made a motion, seconded by Commissioner Stapleton to adjourn. All members voting yea.