Gallia County
Planning Commission

Minutes

November 17, 2021

The Gallia County Planning Commission met on Wednesday, November 17, 2021 with the following members in attendance: County Commissioner Gene Green, Craig Barnes, Carolyn Wasch-Brown, Melissa Clark, Paul Hutchins, Josh Sherwood, John McKean, Shari Hill, Adam Edwards, Brett Boothe, and Nick Mills. Guests: Jacob Morris.

Craig Barnes brought the meeting to order and established a quorum. A motion was made by Brett Boothe, seconded by Josh Sherwood, to renew the terms of Craig Barnes, Melissa Clark, and John McKean. All members voting yea. A motion was made by Brett Boothe, seconded by Josh Sherwood, to install Craig Barnes as Planning Commission Chairman. All members voting yea. A motion was then made by Brett Boothe, seconded by Paul Hutchings, to approve the September 14,2020 meeting minutes. All members voting yea.

Business Discussed:

Griffith -40'Easement (N. Mills): Nick directed the members to their packets that had the split form and drawing for the Griffith split. He explained that Mr. Griffith is requesting a variance for a 40-foot easement. Paul Hutchins stated that he was doing a life estate and that currently there would be no other users of this easement: that they were doing this in the event one of their children would like to build there some day. Josh Sherwood spoke up and stated that they will have to begin strictly enforcing the Ohio Department of Health's Septic/split size regulations. He went on to state that this law was enacted/updated in 2015 and that the counties of Gallia, Jackson, and Meigs are being scrutinized by not strictly adhering to this. Strict adherence to these regulations means that a soil scientist will not have to be hired to conduct a soils analysis to ensure a septic system can be installed according to the regulations. Josh continued that they will also have to start an operational and maintenance program (and will have to charge a fee for this) and this will slow down the parcel split process. Nick stated that this was the next agenda item, and it sounds like we will need to change the form. There was discussion on the inspection requirement/s. There was discussion on the law change and its strict enforcement. Paul Hutchins asked about a timeframe for these changes to be implemented. Josh replied that it would probably be sometime after Christmas. There was discussion on the agency's order of the parcel split form. Josh also stated that the landowner or buyer will have to hire a soil scientist prior to any land splits It was decided that the updates would have the signature order be Floodplain, Health Department, Engineer, Planning Commission, and then Auditor. Melissa said Nick should have a word document of the parcel split form that he could send to Josh so that they

can update what the Health Department needs to. Nick stated that he did and would send Josh a copy. Craig asked about the variance for the Griffith easement. A motion was made by Paul Hutchins, seconded by Brett Boothe, to approve the variance on the 40' easement. All members voting yea. There was then more discussion on the parcel split/ septic system review process. Josh stated that there are several soil scientists in the area that are certified to do the soils analysis. He said the cost is approximately $500.00. He stated that they use the Tyler Table when looking at the soil's characteristics. There was discussion on the resale of homes with older septic systems. Josh stated that some systems may have to install lids and risers. He also stated that if an older system is causing a public health nuisance, a new NPDS permitted system will have to be installed. These can cost upwards of $18,000.00. There was more discussion on these changes and the potential impacts it may have. Carolyn stated that from a realtor's perspective that the Health Department has been great to work with on getting septic systems issues resolved on property that is being sold.

Parcel Split Form Approval Process: This item was discussed during the previous agenda item. No action was taken.

Woods Subdivision: A discussion on the history of the public road issue was discussed. There was also discussion on the bond that was issued, but not renewed. Brett Boothe stated that he went to the subdivision and inspected the road: a copy of his inspection was in the member's packets. Brett stated there are several issues with the road. He did stress that he is not requiring the entire road be paved, just portions of it. Brett also stated that the age of the pavement will possibly be an issue in the future. There was discussion on legal options, liability, and speaking with legal counsel. Melissa stated that she has sent letters in the past to the prosecutor's office seeking legal advice on this issue. There was discussion on putting the Board's questions in writing and sending to the Prosecutor to get his opinions. These questions included: liability, who is responsible, etc. Commissioner Green suggested to have the prosecutor review the file for this subdivision. There was then discussion on the number of lots in the subdivision. Carolyn stated that she is being unbiased (as Mr. Sager is her brother-in-law) and that this does need to be resolved. She stated that 2 of the lots are not desirable. She also indicated that there are 2 lots that can be utilized to build upon. There was more discussion on the number of lots, and it was determined that there are approximately 10 total lots with about 4-5 houses currently in the subdivision. Brett brought up that the Brookview Subdivision will need to have the previously approved road section have a survey & description done prior to beginning the process for a public road. Nick state that he has spoken to Randy and that Randy was supposed to have surgery in November. Nick stated that he will contact Randy in December to remind him that he needs to have the survey and description done so he can make that section a public road.

At 2:53pm a motion was made to adjourn the meeting by Josh Sherwood, second by Carolyn Wasch-Brown. All members voting yea.