Gallia County
Planning Commission

Minutes

November 20, 2025

The Gallia County Planning Commission met on Thursday, November 20, 2025, with the following members in attendance: County Commissioner Leslie Henry, County Commissioner Jay Stapleton, County Commissioner Jeremy Kroll, Tom White, Jacob Morris, Nick Mills, Garrett Fulk, Heidi Easley, and Shari Hill. Members absent: John McKean and John White. Guests were Paul Hutchins and Pat Fillinger

Chairman White brought the meeting to order and established a quorum at 2:08pm.

August 28, 2025, Meeting Minutes: Chairman White asked if everyone had a chance to review the minutes. With no corrections or comments, Commissioner Henry made a motion to approve the minutes, seconded by Commissioner Kroll. All members voting yea.

Business Discussed:

30 Foot Easement Variance: Paul Hutchins stated that Cynde Kuhn is settling the Pope estate, and they are wanting to have an official easement placed on this particular property. Paul stated there is already a road there, but no easement has ever been recorded. He stated they wanted to go with a 30-foot easement (as opposed to a 50 foot one) to limit the number of users and to limit any potential future development. Paul stated that there still are a few family members that need to sign the maintenance agreement. Nick stated that he spoke with Joe Foster and that Tandy Rose, Chad Pope, and Amy Johnson still need to sign the agreement. Tom asked if Raccoon Creek ran through this property. There was discussion as to what creek was near this property: it is Symmes Creek. Nick stated that this road is the last road on State Route 775 before entering into Lawrence County. There was some discussion as to this area of the county. Commissioner Henry made a motion to approve a variance for the 30-foot easement, seconded by Jacob Morriss. All members voting yea.

Minimum Lot Size Variance: Paul Hutchins stated that Gallia Rural Water Association is placing a pump station on a 50'x50' parcel on Kraus Beck Road. Paul stated that the only development that will ever be on this is the pump station. He added that this doesn't meet the minimum lot size and needs a variance. Nick stated that he has been unable to find a minimum lot size rule. Paul stated that it's within the actual subdivision standards. He added that it's been quite some time since he has read them entirely. Commissioner Stapleton made a motion to approve the variance for the minimum lot size, seconded by Commissioner Henry. All members voting yea.

Vacant Board Positions: Nick stated that Carolyn's term was up in October and she informed him that she no longer had a desire to be on the Board. He also stated that Josh and Cole's replacements have not been appointed yet, so that leaves us down at least 3 Board Members. Jacob introduced Patrick Fillinger, who took Josh's position at the Health Department. Patrick introduced himself and gave a brief history of his background. Commissioner Kroll made a motion to appoint Patrick to fill Josh Sherwood's Board spot, seconded by Jacob Morris. All members voting yea.

October Financial Report: Nick read the ending balance of the financial report. He stated that he feels there will be more than $7,000.00 collected this year. He added that it isn't much but it is much better than what we began the year with (which was $0.00).

Before adjourning, there was discussion as to whom to appoint to replace the opening positions on the Board. Tom stated that he will speak with Taylor, who took over Cole Massie's position as Economic Development Director. Commissioner Henry stated that she will ask Amanda Wilson if she would be interested in being on the Board. Tom stated he had already approached Angela Cremeens from Amanda's team to be on Board and she was interested.

At 2:18pm Commissioner Kroll made a motion to adjourn, seconded by Commissioner Stapleton. All members voting yea.