Gallia County
Planning Commission

Minutes

November 26, 2024

The Gallia County Planning Commission met on Tuesday, November 26, 2024 with the following members in attendance: County Commissioners Jay Stapleton, and Leslie Henry, Nick Mills, Carolyn Wasch-Brown, Tom White, Cole Massie, Josh Sherwood, and Shari Hill. Members absent: John McKean, David Smith, John White, and Jacob Morris, Guests were Robert Jacks and Brian Rutherford.

Chairman White brought the meeting to order and established a quorum at 2:11pm.

October 31, 2024 Meeting Minutes: Chairman White asked if everyone had a chance to review the minutes. Josh Sherwood made a motion to approve the minutes, seconded by Commissioner Stapleton. All members voting yea.

Business Discussed:

Establish a committee to Update Rules of Procedure: Chairman White stated that he would like a committee made up of 3 Board Members to review the current rules of procedure for the Planning Commission. He stated that he felt these are antiquated and that they need to be revised. He requested that 3 members serve on a committee to update the procedures. Tom said that John White had informed him outside of the meeting that he would serve on it. Commissioner Henry stated that if anyone needs help that she is more than willing to serve on the committee. Nick said that since he will be the one who must retype the procedure that he will serve on it as well. Tom asked if everyone felt we should meet separately to discuss the revisions. Commissioner Henry stated that we could just redline what we wanted edited in the procedures and email Nick to make the proposed changes. Chairman White stated that he received estimates from 2 companies to potentially update our regulations. He stated that the estimates ranged from $30,000.00 to $50,000.00 depending on if their legal department and engineering department also review the regulations. He stated that at this time he feels that we are not financially able to update the regulations. Tom stated that after reviewing our and other community's regulations he feels that the county engineer should be serving on the Planning Commission. There was then discussion as to why the county engineer quit the Planning Commission. Nick responded that his impression was because of the Woods Subdivision. Commissioner Stapleton explained his understanding of the incidents surrounding the Woods Subdivision (mainly that no bond was posted). Caryolyn asked about a letter of credit. Nick gave the history involving the letter of credit and the subdivision. Commissioner Henry stated that a letter was sent to out Mr. Sager regarding this and that he never responded back. Commissioner Stapleton stated the al-

ternatives that were proposed. He continued by stating the issue came to a vote before the Board of Commissioners and it was a 2 to 1 vote against approving the road as a public road. Tom stated that this is essentially a private road. Commissioner Henry stated that she is unsure if the residents of the subdivision take care of the road or not (meaning repairs, snow removal, etc.). There was then more discussion as to why the County Engineer resigned from the Board. Commissioner Stapleton stated that he can ask Brett (the County Engineer) if he would consider coming back on the Board. Tom reiterated that he can't see a Planning Commission functioning without a county engineer on the Board. Commissioner Stapleton said that he would like to also see Paul Hutchins back on the Board too. He and Tom stated that they would also speak with Paul about this. There was more discussion on what to do with the Woods Subdivision. Commissioner Henry stated that, based off legal counsel, she felt the Commissioners made the right decision. She added as to whom she felt was responsible for this issue.

Robby Jacks asked why Hidden Hills is still a subdivision. Nick gave his opinion and added that this was based off his review of the file on this subdivision. Robby stated that they see weird things all the time in the Auditor's Office (in relation to properties). There was then discussion on the pump house and who is responsible for it for the subdivision. Robby asked Nick how many subdivisions are in Gallia County that are actual subdivisions. Nick responded, from memory, 8, with maybe half being actual subdivisions. Caryolyn asked about the most recent letter that was sent to John Sager (the Woods Subdivision). Commissioner Henry responded. Robby asked what the legal process is to vacate a subdivision in Ohio. Nick responded that he doesn't know the process or if there is one. Tom stated that he would like a legal opinion on this as well. Nick stated that he will reach out to the Prosecutor's Office for legal counsel. Commission Henry agreed on getting a legal opinion.

Tom asked if there any more new business. Nick stated that he needs a motion and a second to approve the minutes. Josh Sherwood made a motion to approve the October 31, 2024 Planning Commission Meeting Minutes. Seconded by Commissioner Stapleton. All members voting Yea.

At 2:57pm Commissioner Stapleton made a motion to adjourn the meeting. Josh Sherwood seconded the motion. All members voting yea.