Gallia County
Planning Commission

Minutes

October 31, 2024

The Gallia County Planning Commission met on Thursday October 31, 2024 with the following members in attendance: County Commissioners Jay Stapleton, and David Smith, Nick Mills, Carolyn Wasch-Brown, Tom White, Cole Massie. Members absent: Shari Hill, John McKean, Leslie Henry, John White, Jacob Morris, and Josh Sherwood. Guests were Robert Jacks, Jeremy Kroll, Steve McGee, Garrett Fulk, and Brian Rutherford.

Chairman White brought the meeting to order and established a quorum at 2:04pm.

September 26, 2024 Meeting Minutes: Chairman White asked if everyone had a chance to review the minutes. He handed Nick a copy of his revisions. Nick asked if he wanted the minutes resent after he made the corrections. Tom replied yes. Commissioner Smith made a motion to approve the minutes, seconded by Carolyn Wasch-Brown to approve the minutes. All members voting yea.

Business Discussed:

Digital Signature Split Sheet: Nick read the response he received from the Prosecutor's Office (attached) regarding utilizing digital signature in relation to the Ohio Revised Code. After some brief discussion, David Smith made a motion to approve the use of digital signatures on the parcel split form, seconded by Commissioner Stapleton. All Members voting yea.

2. Subdivision Regulations Update Process: Chairman White stated that he inquired about updating our subdivision regulations. One company gave an estimate of $46,000.00 and this would include engineering and legal firms. The other company he spoke with gave him an estimate of $30,000.00 to $50,000.00 which did not include engineering and legal reviews/firms. Tom stated that the cost can be reduced if the county engineer would do the engineering portion/review of the regulations. Tom stated that it the cost will be a lot higher if we have to hire an independent engineering firm to do this. Tom also mentioned that we may want to introduce a checklist for developers to ensure their development is up to code and meets ORC. Carolyn asked what the current issues with the regulations are because she hasn't heard of anything but rumors. Commissioner Smith asked Cole about the feedback he has heard from prospective developers. Cole replied that he has heard that to have a study done on a piece of property can show it's cost prohibitive due to storm water regulations and curb heights. He stat-

ed that only super dense developments can afford these costs. Commissioner Smith replied that storm water regulations should not be reduced as this problem will only get worse if there are no standards for a developer to follow. Cole stated that the regulations should be taken down to the bare minimum to meet the ORC. He suggested hiring a firm to understand how ORC relates to subdivision regulations/standards. He said that Randy Breech may want to collaborate on this endeavor. Tom stated that he has read through the regulations and there doesn't seem to be much wrong with the first chapter. But after that it gets murky. Carolyn stated that she misses the county engineer's input at the Planning Commission Meetings. She continued by stating that it might not be a bad idea to get a committee together to begin the update process. She did add that these might not pencil out though. Tom asked who would like to serve on this. There was discussion on who might serve on this committee. Commissioner Smith advised to use a consulting firm to ensure we adhere to the ORC.

3. Schedule of Fees: Nick read through his research of what other counties throughout Ohio (especially in Southeastern Ohio) charge for parcel splits. He said that the counites are all over the place: price ranges from free to $3,000.00 for a major split. There was discussion on what to charge. The discussion then moved on to how will the Planning Commission department generate funds to update the regulations if we do not charge some type of fee. Jeremy Kroll asked for a clear definition of a sub division. Nick responded that if you split any land, it's technically a subdivision (minor): as that is what the ORC states. There was then discussion on the difference between a true subdivision and someone who wants to split a small portion of their land to give to their child. Nick responded that this would still be considered a minor subdivision. There was more discussion on what a fair charge would be. Carolyn Wash-Brown made a motion to being charging $50.00 per split starting January 1, 2025, seconded by Commission Stapleton. All members voting yea.

Tom asked if there any more new business. There was none. Jay asked Nick if he would have enough time to prepare to begin accepting payments. Nick replied that it should be enough time.

At 2:41pm Carolyn Wasch-Brown made a motion to adjourn the meeting. Nick Mills seconded the motion. All members voting yea.