Gallia County
Planning Commission

Minutes

June 25, 2026

The Gallia County Planning Commission met on Thursday, June 25, 2026 with the following members in attendance: County Commissioner Jay Stapleton, County Commissioner Jeremy Kroll, County Commissioner Tony Hughes, Nick Mills, Garrett Fulk, Hedi Easley, Tom White, and Shari Hill. Members absent: Angela Cremeens, John McKean, John White, Jacob Morris, Pat Fillinger. Guests were Steve McGee, Robbie Jacks, Konya Berry, and Troy from Foster Sales.

Chairman White brought the meeting to order and established a quorum at 2:57pm.

April 23, 2026, Meeting Minutes: Chairman White asked if everyone had a chance to review the minutes. He asked if there were any corrections, there were none. Garrett Fulk made a motion, seconded by Jeremy Kroll to approve the minutes. All members voting yea.

Easement Variance for C. Armstrong: Konya Berry presented to the Board her client's request for a variance on a 30-foot easement. Nick directed the Board to their meeting packets that had the split and easement within it. Nick stated that there is an existing road there already. Chairman White asked why they were requesting a variance if there was a road already existing. Konya attempted to explain why but did not readily answer the question. Nick stated that there was a church camp at the end of the current road and they are wanting legal access (as there was never an easement in place when the road was constructed). He stated that the maintenance agreement terms written by the law office Konya works for stipulates that once the church camp ceases to exist, the easement is terminated. After some discussion as to the width of the easement, Nick Mills made a motion, seconded by Commissioner Stapleton to grant the variance on the 50-foot width easement requirement. All members voting yea.

Easement Variance for P. Hamrick: Nick stated that this landowner has not submitted his split as of today so there is nothing regarding this that can be brought before the Board. No action taken.

Treasurer Report: Nick directed the Board to the treasurer report. He stated that we had an ending balance as of March 31, 2026 of $10,850.00. .

Before adjourning, Chairman White asked if anyone had anything else to bring before the Board. He asked Troy from Foster Sales if he had anything he would like to be brought up. Troy stated that he was asked to attend to seek answers on behalf of WHEC Engineering; who is contrasting a gas station on State Route 850. He stated that

he is trying to find out what the process is to vacate Hickory Drive as a public road. Amdanda (with the Commissioners Office) answered his questions. She reviewed the process with him that included: journal entries with the County Engineer's opinion, advertisement of the request to vacate the road, the public hearing that will follow, and if someone from WHEC is required to attend.

Nick reported back on what he was able to discover about prohibiting data centers. Commissioner Kroll stated that he discovered that they have the authority to reject and tax abatement a potential data center would request. Nick stated that his research indicates that zoning seems to be the only way to stop a data center from developing in Ohio. Commissioner Kroll stated that a county was able to stop a data center from being constructed by claiming it violated national security because the parts within the data center are from China. There was discussion on how to proceed. Commissioner Kroll stated that this is just his opinion and he is only speaking for himself. Nick then read the Prosecutor's Response reading this issue and what zoning type language may be used.

At 3:20pm Commissioner Stapleton made a motion, seconded by Shari Hill to adjourn the meeting. All members voting yea.