Gallia County
Planning Commission

Minutes

September 14, 2020

The Gallia County Planning Commission met on Monday, September 14, 2020 with the following members in attendance: County Commissioner Brent Saunders, Melissa Clark, Paul Hutchins, Josh Sherwood, Shari Hill, and Nick Mills. Guests: Harry Brownell, Ronnie Carmichael, Dave Snyder, Fred Burnett, Randy Breech, and Jacob Morris.

Nick Mills brought the meeting to order and established a quorum. The minutes of the June 22, 2020 meeting were approved as submitted with a motion to approve by Paul Hutchins, second by Josh Sherwood. All members voting yea. The minutes of the August 24, 2020 Emergency meeting we approved as submitted with a motion to approve by Paul Hutchins, second by Josh Sherwood. All members voting yea.

Business Discussed:

Heena Hospitality Inc. – Parcel "C" (R. Breech): Randy Breech laid out the site plans for the proposed hotel. Randy stated that the ground where the hotel is being planned to be constructed is at 570.6 or 570.8-feet above sea level. He asked if the county floodplain regulations still included the 1 foot of freeboard. Shari responded that it does. There was then discussion regarding airport concerns and the proximity of a 3-story building to the airport. There was then discussion from the Addison and Gallipolis Trustees on this facility utilizing Omar Avenue. Randy stated that the developers will not be using Omar Ave at this point in time. Randy stated that the original plans for this development have changed since the first discussion. He stated that the existing hotel will remain "as is" and the parking will be shared between both hotels. He said this new hotel will still be an extended stay type of hotel and the developers were counting on the gas pipeline staff staying there. Randy stated that they will have to take care of everything prior to 911 assigning an address. Randy stated that the subcontractor will be on site tentatively in mid to late November 2020; and will try to get the shell up as soon as possible. Mr. Brownell asked how they will enter the construction area. Randy said most of it will be through their property and that they should not need to utilize Omar Avenue for this. Quality Inn (the existing hotel) has stated that they can use their property to access the site. Mr. Brownell stated that if they do use Omar Avenue, that they will collapse the sewer lines that run underneath that roadway. Randy stated that nothing will be going on Omar Drive. He continued by stating that Heena Hospitality Inc.'s only interest is the intersection of State Route 7 and US Route 35. He also stated that they have no use for parcel c at this time and have no plans for any structures to be placed on it. He added that he has spoken to the attorney for Heena Hospitality Inc.

and he confirmed that they have no plans for parcel C. Randy also said that the hotel project has shrank in size over the past months. This is partially due to Heena Hospitality Inc not being able to take out the existing pool for their development area: as there are different owners of the current hotel and they do not want to sell the pool area. Mr. Brownell asked how many rooms the new hotel will have. Randy responded that he did not know at this time. He said that it can't be very many rooms because the footprint of the hotel is not that big, and it will only be 3 stories tall. He said that is a long way away at this point in the proposed development. Randy stated that they will be tying into the county sewer. Melissa asked if the Planning Commission has the authority to ensure the integrity of parcel c and Omar Ave. She asked about any future development (like a restaurant for example) and how that may affect that parcel and Omar Ave: as currently the only ingress/egress to parcel c is Omar Ave. There was discussion on this point. Randy stated he will make the developers aware of these concerns. Paul emphasized that they should be made aware of this. Randy stated that the County Engineer will need to see the final plat/site plans prior to assigned the 911 address.

Mooney-30'Easement (P. Hutchins): Paul stated that the easement stops in the back of the property as it is too steep to continue. He stated that the landowners are keeping the property and adding the easement for hunting access. He stated that currently there are only 2 users of this and that he informed the owners/users that if any more users are added that the easement will need to be widened to 50 feet. He said there is no current maintenance agreement, but the owners understood that they have to have one signed before the split can be approved. Josh asked if she was selling the property. Paul stated no. Melissa asked if this was just for hunting. Paul stated that it what the owners stated to him. A motion was made by Melissa Clark, second by Josh Sherwood to approve a variance for the 30-foot easement. All member voting yea. Paul Hutching abstained.

At 2:36pm a motion was made to adjourn the meeting by Paul Hutchins, second by Nick Mills. All members voting yea.