

**January 2020 Public Hearing
Galena Planning and Zoning Meeting
Zoning Ordinance**

The Meeting was called to order by Chairperson Bob Chipriano at 6:02 p.m. on Monday, January 27, 2020.

Those in attendance were Chairperson Robert Chipriano, Members' Ed Macchione, Bud Felty, Alternate Mike Bryant. Also, in attendance: Council Member Sarah Merrell, Attorney, Mitch Mowell, Zoning Coordinator Kathleen Billmire, Clerk Pam McCoy and AICP David Dahlstrom.

To hear public sentiment concerning the proposed Zoning Ordinance. The following items were discussed.

- 1) Barbara Shaw, 403 Jarman Avenue is against changing the setback to ten (10) feet as proposed considering the average size lots within the town and losing six (6) ft in backyard which may prevent driveway to be straight from road. The amount of feet for setbacks to lot line requirements for detached garages and accessory buildings found on page 15-12.4 R-1 Height and Area Requirements: Rear and Side Yard Setbacks-detached garages and accessory buildings may be erected within four (4) foot of rear lot line and four (4) foot from the side lot line. She would like it to remain as four (4) foot.
- 2) Barbara Shaw, 403 Jarman Avenue, giving the example of an existing apartment building that has two (2) units on Virginia Avenue that has two (2) separate porches asked if this means that each unit may have a porch. Porches found on page 15-12.4 R-1 Height and Area Requirements Porches- a porch shall not be over one story in height and may not project over ten (10) feet into the front yard.
- 3) William Graham-145 North Main Street expressed conflicting concern for the small-town appeal Galena is trying to maintain and asked to reconsider allowing a building structure at a five-story height. He does not want to see a five-story building within the town.

The proposed draft, on page 27 Section 16.4 (I) Height and Area Requirements 1. Height b. The Planning Commission may allow an increase in height limit established in this section, provided that any such portion over forty (40) feet in height is located back from the required front, side and rear yards two (2) feet for each additional foot of height in excess of the forty (40) feet height limit. In no case may the height of building exceed sixty (60) feet.

Felty stated this is within the Institutional District that can allow up to 60 feet in height commercial building for future growth.

- 4) William Graham-145 North Main Street would like to see business type, Airbnb added to wherever zoning ordinance mentions Bed and Breakfast and Country Inns. Consider including Airbnb to pages 32 and 47.
- 5) William Graham-145 North Main Street explained from his experience on zoning review board would like specific types of roofs and gives examples of flat and pitch. Mr. Graham would like to see a definition for roof.

Attorney Mowell stated this is one of many factors that committee considers and would generally compare existing roof types compatible within neighborhood.

All public comments will be taken into consideration when committee discussion commends after this hearing.

Approval of the January 27, 2020, Public Hearing Audio Minutes: **Member Macchione motioned to accept minutes as recorded; Council Member Merrell second motion, all present were in favor.**

Adjournment of Public Hearing: There being no further discussion; **Member Felty motioned to close the Public Hearing; Member Macchione second motion, all present were in favor.** Meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Pamela L. McCoy

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Clerk