

August 24, 2019

The Gallipolis City Commission met in special work session on Saturday, August 24, 2019, at 10 a.m., at the Gallipolis Municipal Building, 333 Third Avenue, having complied with Section 9 of the City Charter.

Commission Vice-President Steven Wallis called the meeting to order and gave the invocation.

Upon roll call, the following members were present:

Steven E. Wallis, Vice-President
Cody C. Caldwell, Member
Albert "Tony" Gallagher, Member

Others attending were:

M. Eugene Greene, City Manager
Brynn S. Noe, City Solicitor
Annette M. Landers, Auditor/Clerk/Treasurer
Brett Bostic, Code Enforcement Officer/Planning Commission
Fred Wheeler, Planning Commission
Troy Johnson, Planning Commission
Marvin Ours, Planning Commission
Ted Lozier Joye Roberts Richard Roberts
Ronnie Lynch Russell Wood Allen Wood

Mr. Wallis welcomed members of the Planning Commission in attendance and encouraged them to participate freely in discussions.

The City Manager asked to cover a couple of quick items before beginning discussions. Rumpke will be our new refuse collection vendor. Waste Management did not submit a bid. Rumpke will be sending out flyers to the residents to familiarize them with the new service.

The Shelly Company was awarded the bid for paving Locust, Court, and part of Vine Street. There should be about \$100,000 remaining from the grant to pave more roadway. This excess is due to a drop in the price of asphalt. In addition, Mr. Lozier is working with the County Engineer to apply for another paving grant for next year.

Mr. Greene introduced the topic of discussion for this joint work session between the City Commission and the Planning Commission. Recently some standards were set in a meeting with contractors to set guidelines for those coming to the Planning Commission for new construction, including "tiny homes" and other non-standard units for housing. Those guidelines were that residential structures must have at least 1,000 square feet of first floor heated living space, be on a permanent foundation, be constructed/assembled on-site, and meet all standards for the zoned area. In the time since, many problems with these guidelines have surfaced. Any rules made need to be codified to assure uniformity of application and to reduce variances.

Some problems that need to be addressed include how to measure square footage in the case of multi-family units, what to do about properties where houses once existed, but that do not have sufficient size to accommodate newer rules on set-backs and square footage, what to allow in the case of older folks wishing to down-size to less than 1,000 sq. ft., etc. Everyone present agreed that the goal is to set rules that

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preserve neighborhood standards and property valuations, while assuring acceptable building standards and quality of life for our residents.

There was considerable discussion of minimum square footage, with everyone present agreeing that around 850 sq. ft. of heated first floor living area would be about right. Duplexes and triplexes would need a minimum of 480 sq. ft. of heated first floor living space, with 850 sq. ft. per unit. An exception could be made for smaller lots to allow new construction that conforms to the square footage of the house being replaced, with setbacks, etc. in conformity to neighboring properties. All other structures would need to come before the Planning Commission for review. Everyone present fully participated in the discussions and agreed with these guidelines.

The City Solicitor was asked to solidify the guidelines discussed into an ordinance that would provide a checklist for the Planning Commission to approve or deny applications with a minimum of appeals for variances.

There being no further business to come before the Commission, the meeting was adjourned.



Clerk, City Commission



President, City Commission