

**Village of Commercial Point
Committee of the Whole Minutes
September 18, 2017**

Mr. Sadler called the meeting to order. Fiscal Officer Hastings took roll call with the following members present: Mr. Sadler, Mr. Townsend, Mr. O'Neil, Mr. Geiger, Ms. Blevins. Mr. Laxton and Mayor Joiner were not present. Solicitor Hess was present.

Ms. Blevins motioned, seconded by Mr. O'Neil to approve the August 21, 2017 COW minutes. All in favor, motion approved.

Mayors Report: Not present.

Engineer's Report: Not present.

Zoning Inspector: Zoning Inspector McCoskey had nothing new. Mr. Sadler asked for an updated on Chestnut Commons. Zoning Inspector McCoskey said he has signed off on 15 new homes. He said at Walker Point there are three basins that there are some complaints. He said he spoke with Mr. Cruz to meet and they set a time and place to meet to discuss it but Mr. Cruz did not show up or call. He said he is waiting for someone to make an official complaint before he looks into it. Mr. O'Neil said he is making an official complaint. Zoning Inspector McCoskey asked for him to put it in writing so he can put together a file. Mr. O'Neil said it has been on ongoing issue. He said when the previous Zoning Inspector handled it, things would just get cut down but grow back. Fiscal Officer Hastings said there were violation letters that went out. Mr. O'Neil asked if they went to the HOA. Fiscal Officer Hastings said she was not sure. Mr. Townsend said the last he heard, it was sent to the HOA. He said that person is no longer on the board and nothing is being done now. Zoning Inspector McCoskey said at this time according to paperwork, the HOA is the owner. Mr. O'Neil suggested checking with Village Administrator Crego because he has been involved. Zoning Inspector McCoskey said he has been speaking with Village Administrator Crego. Mr. O'Neil said our current village zoning says our detention ponds have to be lined in concrete. Fiscal Officer Hastings said there was a date that took place and not when the development began. Mr. O'Neil said even if the code did not list concrete, maybe it listed gravel. Zoning Inspector McCoskey said Village Administrator Crego told him Solicitor Hess advised not to touch it. He said he is willing to look into it. Mr. O'Neil said it is huge nuisance. Zoning Inspector McCoskey said we need to establish ownership of the property. Fiscal Officer Hastings said she is positive Village Administrator Crego has spoken to the developer once. Mr. O'Neil said from the county records it appears as if the HOA owns it. Mr. O'Neil said he knows if they are provided multiple violation letters, the village can mow it and assess it to their taxes. Mr. O'Neil said he received a complaint on an area on Borrer Road that needed mowed. Zoning Inspector McCoskey said he has already addressed that and it has been mowed. He said he prefers to go and speak face to face before sending letters.

Mr. Sadler addressed Village Administrator Crego who joined the meeting. He asked if there is anything for him to discuss. Village Administrator Crego said council needs to begin the process to look at the CRA due to upcoming annexations. He said you cannot put in a CRA after the fact. He said we need to look at setting up a Charter Village with wards. He said local government can make their own laws and not rely on the ORC. He said these are important issues for the future.

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Mr. Sadler asked if Fiscal Officer had anything. She said nothing fiscal, however Alan Goldhardt dropped off the user agreement for the Go Cart contract. She said it will be on the October 2, 2017 agenda for a vote. She said there is no emergency reading but they are asking for a waiving. She said they would like to begin purchasing items needed. She said this is not the event plan.

Additional Items:

Mr. Townsend asked what we needed to do for the CRA. Village Administrator Crego said we had presentations and information already distributed. He said in order to get a CRA, there are several steps. He said the easiest way is to look at the website to review all of the steps. Fiscal Officer Hastings said the CRA board is not council. Mr. Sadler asked if this is with Gene Hollins. Village Administrator Crego said he did discuss it. Fiscal Officer Hastings said there are TIFFS in the process for that property. She said Mayor Joiner asked Patrick to put together some information. She said nothings has been approved yet. Mr. O'Neil asked if the CRA something Solicitor Hess needs to be working on, he said he is all for it. Village Administrator Crego said each person needs to have an understanding of it and it not something Solicitor Hess needs to work on until the council has made a decision to move forward.

Mr. Sadler confirmed that in the next meeting we will vote on the Water and Sewer tap fees, the Zoning Inspector duties and 2nd reads on a numerous items discussed.

Mr. Townsend made a motion, seconded by Mr. Geiger to adjourn. All in favor. Meeting adjourned.



David Sadler, President of Council



Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant