

ORDINANCE 2021-19

AN ORDINANCE AMENDING SECTION 1042.12 AND CREATING 1052.03 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT TO AUTHORIZE THE LIMITED USED OF IRRIGATION WATER METERS.

WHEREAS, the Village of Commercial Point is authorized by Ohio Revised Code Sections 729.49 and 743.04 to manage the operation of the municipal water and sewer system within the Village and collect rents and payments for the operation thereof; and

WHEREAS, the Village of Commercial Point is in the midst of significant commercial and industrial development; and

WHEREAS, major commercial and industrial developments have substantial landscaping and irrigation requirements necessary to maintain the aesthetic and visual appeal of said developments; and

WHEREAS, such landscaping and irrigation requirements are not connected with the necessity of utilizing the sanitary sewer system of a given municipality; and

WHEREAS, the Village Council desires to allow the limited use of water meters solely for irrigation and landscaping purposes that are not connected with the use of the water meters' usage of the Village's sanitary sewer system; and

WHEREAS, the Village Council desires to authorize the limited use of Irrigation Water Meters for commercial and industrial properties within the Village of Commercial Point in accordance with the terms and conditions described in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, PICKAWAY COUNTY, STATE OF OHIO, THAT:

SECTION 1. Amendment to Section 1042.12 of the Codified Ordinances. Section 1042.12(a) is hereby amended as follows:

§ 1042.12 SEWER SERVICE CHARGES; BILLING; LIABILITY.

(a) The sewer service charges of the Village of Commercial Point shall be based and calculated on the volume of wastewater discharged directly or indirectly into the sewer system, which shall be measured by the water used by each sewer user as shown by water meter or meters, except that the water measured by Water Irrigation Meters as provided for in Section 1052.03 shall not count toward sewer service charges.

SECTION 2. Creation of Section 1052.03 of the Codified Ordinances. Section 1052.03 of the Codified Ordinances of the Village of Commercial Point is hereby created and shall read as follows:

§ 1042.03 IRRIGATION WATER METERS AUTHORIZED FOR COMMERCIAL AND INDUSTRIAL PROPERTIES.

(a) ***IRRIGATION WATER METER DEFINED.*** An Irrigation Water Meter is hereby defined as a water meter that measures water used to irrigate natural landscaping such as grass, plants, trees, and other vegetation.

(b) The following conditions apply to the installation and operation of Irrigation Water Meters:
(1) Irrigation Water Meters shall be available to property owners within the following Zoning Districts only:

- A. Neighborhood Commercial District (NC) under Chapter 1165 of the Zoning Code;
- B. General Commercial District (GC) under Chapter 1167 of the Zoning Code;
- C. Suburban Office District (SC) under Chapter 1169 of the Zoning Code;
- D. Limited Manufacturing District (LM) under Chapter 1171 of the Zoning Code;
- E. Planned Commercial District (PCD) under Section 1173.02(b) of the Zoning Code;

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- F. Planned Industrial District (PID) under Section 1173.02(c) of the Zoning Code; and
- G. Planned Unit Districts (PUD) under Section 1173.02(d)(2) of the Zoning Code.

- (2) Irrigation Water Meters shall be a maximum size of one inch (1") in diameter;
- (3) There shall be no sanitary sewer charge associated with Irrigation Water Meters;
- (4) There shall be no minimum monthly payment associated with Irrigation Water Meters;
- (5) The water fee for Irrigation Water Meters shall be the same as the inside Village water rate in effect per gallon of water usage;
- (6) Irrigation Water Meters shall be installed per Village specifications;
- (7) Irrigation Water Meters shall be purchased from the Village; and
- (8) Irrigation Water Meters shall be installed by Village personnel.

(c) In addition to the conditions described in Section 1152.03(b), Irrigation Water Meters shall be available only to commercial and industrial properties and shall not be available to residential properties.

SECTION 3. Open Meetings Certification. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. Effective Date. This Ordinance shall be effective on the earliest date allowed by law.

Vote on Suspension of the Readings:

Motion by: Tracy Joiner

2nd: Nancy Geiger

Roll Call:

Yes Jason Thompson

Yes Aaron Grassel

Yes Ryan Mitchem

Yes Nancy Geiger

Yes Tracy Joiner

Yes Laura Wolfe

Vote on Passage of the Ordinance:

Motion by: Tracy Joiner

2nd: Laura Wolfe

Roll Call:

Yes Jason Thompson

Yes Aaron Grassel

Yes Ryan Mitchem

Yes Nancy Geiger

Yes Tracy Joiner

Yes Laura Wolfe

Adopted this 21st day of June, 2021.



 Allan D. Goldhardt, Mayor



 Wendy Hastings, Fiscal Officer

Approved as to Form:



 Joshua Cartee, Village Solicitor