

**AN ORDINANCE AMENDING THE ZONING CODE OF THE VILLAGE OF COMMERCIAL POINT  
TO REPEAL AND REPLACE SECTION 1117.04, SECTION 1141.03, AND SECTION 1195.05 OF THE ZONING  
CODE, AND DECLARING AN EMERGENCY.**

**WHEREAS**, Ohio Revised Code Chapters 711, 713, and 715 provide a statutory village the authority to enact zoning laws, rules, and regulations and provide for the enforcement thereof; and

**WHEREAS**, Article XVIII, Section 3, of the Ohio Constitution provides municipalities such as the Village of Commercial Point the “authority to exercise all powers of local self-government and to adopt and enforce within their limits such local police, sanitary and other similar regulations, as are not in conflict with general laws”; and

**WHEREAS**, the Village of Commercial Point has adopted a Zoning Code, as amended from time to time, to regulate property within the Village; and

**WHEREAS**, the Village of Commercial Point continues to experience rapid residential, commercial, and industrial development; and

**WHEREAS**, such development necessitates the continued enhancement of the existing Village public utilities infrastructure, including the expansion of the Village’s water system; and

**WHEREAS**, the Village Council wishes to update Section 1117.04, Section 1141.03, and Section 1195.05 within the Zoning Code of the Village of Commercial Point to add a water facilities construction impact fee to be collected from residential, commercial, and industrial subdividers; and

**WHEREAS**, the Village intends to retain all rights and authority provided to it under the Ohio Revised Code and Zoning Code as amended to enforce the zoning laws, rules, and regulations of the Village.

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

**SECTION 1. Repeal and Replacement of Section 1117.04 of the Zoning Code.** The Zoning Code of the Village of Commercial Point is hereby amended to repeal the current version of Section 1117.04 in its entirety and replace it with Exhibit A attached to this Ordinance and which is incorporated herein by reference. All other components of the Zoning Code of the Village of Commercial Point, as amended, are hereby reaffirmed and readopted. Nothing in this Section shall be construed as the Village waiving any of its rights or authority under the Ohio Revised Code or Zoning Code as amended to enforce the zoning laws, rules, and regulations of the Village.

**SECTION 2. Repeal and Replacement of Section 1141.03 of the Zoning Code.** The Zoning Code of the Village of Commercial Point is hereby amended to repeal the current version of Section 1141.03 in its entirety and replace it with Exhibit A attached to this Ordinance and which is incorporated herein by reference. All other components of the Zoning Code of the Village of Commercial Point, as amended, are hereby reaffirmed and readopted. Nothing in this Section shall be construed as the Village waiving any of its rights or authority under the Ohio Revised Code or Zoning Code as amended to enforce the zoning laws, rules, and regulations of the Village.

**SECTION 3. Repeal and Replacement of Section 1195.05 of the Zoning Code.** The Zoning Code of the Village of Commercial Point is hereby amended to repeal the current version of Section 1195.05 in its entirety and replace it with Exhibit A attached to this Ordinance and which is incorporated herein by reference. All other components of the Zoning Code of the Village of Commercial Point, as amended, are hereby reaffirmed and readopted. Nothing in this Section shall be construed as the Village waiving any of its rights or authority under the Ohio Revised Code or Zoning Code as amended to enforce the zoning laws, rules, and regulations of the Village.

**SECTION 4. Reasonable Connection Between Need for Additional Water System Facilities and the Growth in Population or Use Generated by Each Subdivision.** The Village Council hereby finds and determines that there exists a reasonable connection between the need for additional water system facilities within the Village of Commercial Point and the growth in population or use generated by each subdivision.

**SECTION 5. Reasonable Connection Between Water Facilities Construction Impact Fee and the Benefits to Subdivision.** The Village Council hereby finds and determines that there exists a reasonable connection between the water facilities construction impact fee of \$0.25 per square foot of building to be developed within a residential,

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commercial, or industrial subdivision, and the benefit that accrues to such subdivision. The Village Council further finds and determines that building water usage tends to increase as the square footage of a building increases, providing a reasonable basis for collecting a water facilities construction impact fee as determined by the square footage of the building(s) to be developed within a subdivision. In addition, the Village Council finds and determines that, because commercial and industrial buildings and their accessory structures require greater fire suppression systems, the water facilities construction impact fee bears a reasonable connection between the cost of such fee and the benefit to buildings and accessory structures within a commercial and industrial subdivision given the enhanced need for additional water system facilities to support such fire suppression systems.

**SECTION 6. Restricted Use of Impact Fees, Deposit of Fees into Water Fund, and Creation of New Account within Water Fund.** All water facilities construction impact fees collected pursuant to this Ordinance shall be used solely for the construction of new public water facilities, such as new water towers, new water plants, and other similar facilities. "Construction" shall include, but not be limited to, all services and material reasonably related to the design, planning, engineering, and building of new public water facilities, including all related professional services, such as accounting, engineering, legal, and surveying fees incurred in relation to the building of new public water facilities. The impact fees shall be deposited into the Water Fund (Account Numbers beginning with 5101). The Fiscal Officer is hereby authorized and directed to create a new Account Number within the Water Fund for the deposit of water facilities construction impact fees, and is further authorized and directed to take whatever actions necessary to carry this Section into effect.

**SECTION 7. 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 8. Emergency Declaration and Effective Date.** Because the Village must collect the necessary fees to expand its existing public water system as soon as possible and to ensure compliance with all Ohio environmental laws, rules, regulations, and guidance, and because the Village must be able to provide adequate water to Village residential, commercial, and industrial buildings, this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety in the Village of Commercial Point, and shall, therefore, go into effect immediately upon passage.

Vote on Passage of the Ordinance:

Motion by: Tracy Joiner

2nd: Jason Thompson

Roll Call:

No Jason Thompson

No Aaron Grassel

No Ryan Mitchem

Yes Nancy Geiger

No Tracy Joiner

No Laura Wolfe

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Allan D. Goldhardt, Mayor

\_\_\_\_\_  
Wendy Hastings, Fiscal Officer

Approved as to Form:

\_\_\_\_\_  
Joshua Cartee, Village Solicitor

**Exhibit A**

**1117.04 FEES.**

Subdividers shall be responsible for payment of the following fees, which shall be submitted with the plats, unless otherwise noted. These fees are subject to review and revision by Council.

1. For processing of a Preliminary Subdivision Plat, the sum of \$400.00, plus \$5.00 per lot for each plat.
2. For processing of a Final Subdivision Plat and final improvement plans, the sum of \$200.00, plus \$10.00 per lot, plus two percent of the estimated construction cost.
3. For processing of Minor Subdivision Plats that require improvement plans, two percent of the estimated construction cost (\$600 minimum).
4. For processing of Minor Subdivision Plats that do not require improvement plans, the sum of \$400.00 plus \$10.00 per lot.
5. Processing of resubmitted Final Plats are subject to a fee of \$5.00 per lot, and are subject to a fee of up to 50 percent of the original fees.
6. A retainer for all inspection fees, supervision, and testing of materials, in the amount of five (5) percent of the cost of construction of the required improvements based upon the subdivider's detailed estimate of said cost as approved by the Municipal Engineer. Said fee to be paid prior to the beginning of construction. If the inspecting, supervision, and testing fees are anticipated to exceed the retained amount, an additional amount will be required to be deposited. Any of these amounts remaining at the completion of construction will be returned to the subdivider.
7. Tests performed for the Village by commercial laboratories to verify compliance with construction standards shall be billed to the subdivider at the rates charged by the laboratories.
8. If the fees collected for processing of plats exceed the costs incurred by the Village, the balance will be returned to the subdivider.
9. For Re-Zoning of a Planned District, the sum of \$500 (five-hundred) dollars.
10. Site Development Plan Fees: Major, \$.10 per sq.ft.; maximum fee of \$2,500 and a minimum fee of \$500. Minor Site Development Plan Fee, \$100 (one hundred).
11. Flood Plain Development Permit Fee, the sum of \$ 500 (five-hundred) dollars.

In addition to the required fees for processing a subdivision application, said fees as stipulated by ordinance, the subdivider shall be responsible for the following:

(a) Payment to the municipality of a retainer for inspection, monitoring and the testing of materials consisting of an amount as stipulated by ordinance of the construction cost of the required improvements based on the subdivider's engineer's detailed estimate of said costs as reviewed by the municipal engineer. Any retainage remaining at the completion of the construction will be returned to the subdivider. If the inspection, supervision and testing fees are anticipated to exceed the original retainage amount, the subdivider shall be required to deposit additional fees to the municipality. The Planning and Zoning Administrator shall inform the subdivider if this situation should occur. The municipality may temporarily stop construction work until additional retainage has been provided.

(b) A water tower ~~facilities~~ maintenance impact fee of one-thousand dollars (\$1,000) per each platted lot. This fee will be paid in phases at the time each phase is approved for construction.

(c) A water facilities construction impact fee of twenty-five cents (\$0.25) per square foot of building to be developed within a subdivision and, if a commercial or industrial subdivision, for all accessory structures. For all subdivisions requiring a site plan application per Chapter 1141 this fee shall be collected upon approval of the site plan by the Planning and Zoning Administrator, and, if for an accessory structure not included in such application, at the time the subdivider submits an application to obtain a Certificate of Zoning Compliance per Sections 1135.02 and 1135.03. For all subdivisions not requiring a written site plan application per Chapter 1141, this fee shall be collected at the time a subdivider submits an application to obtain a Certificate of Zoning Compliance per Sections 1135.02 and 1135.03.

(e) ~~(d)~~ Other applicable fees as stipulated by ordinance.

**1141.03 PROCEDURE FOR PREPARING AN APPLICATION SUBMITTAL.**

(a) It is strongly recommended that, prior to submitting a site plan application, the applicant meet with municipal officials regarding plan requirements.

(b) A written application for site plan shall be filed with the Planning and Zoning Administrator. For Major Site Plans, twelve (12) 11" by 17" size copies and two (2) full size copies of all plans and supporting information including, but not limited to, information listed in Section 1141.05, as applicable, shall be included with the Major Site Plan application filing. In addition, plan sheets shall be submitted in electronic form in either jpeg or tif formats. Upon the filing of a site plan application, the Planning and Zoning Administrator shall review the application for compliance with Chapter 1141. Should any information not be included with the application, it shall be deemed incomplete and returned to the property owner or applicant with a written explanation of what information is missing. No incomplete site plan application shall be reviewed by village officials until all required information has been received by the Planning and Zoning Administrator.

(c) A fee as stipulated by this ordinance, paid by the applicant, shall be included with all site plan application filings. As required by Section 1117.04(c), the water facilities construction impact fee of twenty-five cents (\$0.25) per square foot of building proposed to be developed in such site plan application shall be paid upon approval of the site plan by the Planning and Zoning Administrator.

(d) All site plans shall be prepared by a professional engineer duly registered by the State of Ohio and include a boundary survey, conducted within two (2) years of the submittal date, by a professional land surveyor duly registered by the State of Ohio.

(e) Site plans and related engineering plans shall be prepared at a scale not smaller than one (1) inch equals one hundred (100) feet. Site plans may be prepared on one or more sheets to clearly show the information required by this chapter, and to facilitate the review and approval of the site plan. If prepared on more than one sheet, match lines shall be used to clearly indicate where the several sheets join. No sheet shall exceed forty-two (42) inches horizontally and twenty-eight (28) inches vertically in size.

**1195.05 COMMERCIAL/INDUSTRIAL LOCATION, EXTERIOR, AND MAINTENANCE.**

(a) Location. For all commercial and industrial lots and parcels, accessory uses and structures shall be located completely to the rear of the principal structure and shall be no closer than ten (10) feet from any part of the principal structure. Accessory uses and structures shall meet the rear and side yard setback requirements of the applicable zoning district. Accessory uses and structures shall not be located within a recorded easement.

(b) Exterior. In order to protect property values and encourage neighborhood stability an accessory structure shall have an exterior that meets this standard and is compatible in appearance to the principal building on the parcel or lot.

(c) Maintenance. Accessory uses and structures shall be maintained in conformance with the requirements of this Code.

(d) Site Plan Required. Accessory uses and structures shall be indicated on an approved site plan in conformance with the requirements of Chapter 1141.

(e) Water Facilities Construction Impact Fee Required. At the time an application for Certificate of Zoning Compliance is submitted for an accessory structure on a commercial or industrial lot or parcel that is not otherwise part of an approved site plan application under Chapter 1141, the water facilities construction impact fee described in Section 1117.04(c) shall be paid.