



Village of Commercial Point
Committee of the Whole
August 17, 2020

Ms. Joiner called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Grassel, Ms. Joiner, Mr. Thompson, Mr. Mitchem and Ms. Wolfe. Mr. Moore was not present.

Mr. Lance Oaks from DDC Management addressed council. He said they have many developments in Ohio, the Carolinas and Florida. He introduced his co-worker Ryan Reed. He said two months ago they met with the village administration and requested to come before council. He wanted to discuss the property adjacent to Borror Road that extends to Lane road. He said it is almost 129 acres. He said 28.9 acres would need to be annexed into the village. He is looking to get clarification from council on items they would and would not support. He distributed materials to council to review. He said the two products they are considering are the lifestyle and single-family. He would like to see more density, which would require smaller lots. Mr. Thompson asked him to define the lifestyle product. Mr. Oaks said the Lifestyle products are geared more towards the 60 plus demographic, but not exclusively. He said it would be more of a ranch-style home with a typical lot size of 50 feet. Ms. Joiner asked if they would have garages and Mr. Oaks said yes. He said the additional 28 acres that would need annexed is where the lifestyle homes would be situated. He said that he would like to discuss the boulevard that the Village requested they run through the site. He stated that from an economic stand point, a boulevard would be tough to accomplish. Mr. Thompson asked the location of the boulevard. Mr. Oaks said it would run from Tina Court to Welch Road. Mr. Thompson said he would like to see plans with and without a boulevard. Mr. Grassel said he is not against a lifestyle community but feels there is a better market for larger lots with a single-family home. Ms. Joiner asked what the current lot sizes are in Genoa. Zoning Administrator Kuzelka said they have 50 and 75 ft. frontages. Mr. Oaks said as they move further in the project, they will provide examples of the products they would like to put in the community. He said because of other challenges on this site, there is the potential need for a lift station. He asked if there is a possibility for a TIF on the project. He would like to put up all of the funds and receive TIF dollars back. Mr. Thompson said if that is the offer, his vote is no. He said he is not in support of giving up the TIF dollars. Ms. Joiner mentioned we are currently working on a new water plant to support these types of expansions. Engineer Grosse said the goal is to get a 12-inch water line into the village. He said there is also a sewer trunk line coming from the wastewater plant, through the K-NOVA property, the Foxfire Development and ultimately up to the northwest corner of the Village. He said the goal is not to have any lift stations. Ms. Joiner asked if they will take over the existing lots in phase 1. Mr. Oaks said if they are able to move forward, they could possibly take over the remaining lots in Phase 1. Ms. Joiner asked if they had any existing developments near Columbus. Mr. Oaks listed Ewing Meadows in Marysville, Greengate in Canal Winchester and Ashton Point in Columbus. Ms. Joiner asked what their selling ranges are. Mr. Oaks said they use different builders and they range from \$200,000 to \$350,000. Mr. Oaks discussed the plan they would like to follow, the boulevard and possible costs involved. Mr. Thompson asked Village Administrator Crego the purpose of a boulevard with no curb cuts? Mr. Crego said this would facilitate traffic flow from Tina Court to Welch Road. He used Buckeye Parkway in Grove City as an example. Council agreed that they would like to see plans with, and without, a boulevard. Mr. Oaks asked if they are open to smaller lot sizes for the lifestyle homes. Mr. Thompson said the Council tries to stay away from the smaller, free standing condos. He said that condo style does not appeal to him.

A motion to adjourn was made by Mr. Thompson and seconded by Ms. Wolfe. All were in favor, the motion passed and the meeting was adjourned.

Bruce Moore, President Pro Tempore

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant