



**Village of Commercial Point
Committee of the Whole Meeting Minutes
November 21, 2022**

Ms. Geiger called the meeting to order at 6:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Mitchem, Mr. Crego, Ms. Plybon, and Ms. Ratliff. Ms. Wolfe was not present.

Upcoming Legislation:

A. Parking Violations Bureau Ordinance:

Solicitor Cartee and Council worked through the proposed legislation for the Parking Violations Bureau. It was decided junk vehicles should be brought in under this proposed legislation. He said a lot of the contents follow the revised code verbatim. Solicitor Cartee said the big question is where they want the Parking Bureau to be housed. He said for now he has it placed under the Police Department. Ms. Ratliff asked where it is housed in other municipalities our size? Solicitor Cartee did not know. Council agreed to keep it within the Police Department for now. Ms. Geiger asked if we could allow violation payments to be made in the utility box. Solicitor Cartee said we could but we would need to re-label the drop box accordingly. Ms. Geiger asked about timelines. She said it states that violations must be paid within 30 days, however in her research, most places state the violation must be paid within 10 calendar days. The Council agreed to fifteen business days. There was further discussion on timelines. Mr. Ratliff asked if Council will receive a report showing the number of violations. Fiscal Officer Hastings said she can mark it separately in her monthly report. Ms. Geiger asked if violations are not paid within 15 days, are there penalties. Solicitor Cartee directed her to the section regarding that topic. There was discussion regarding the possible dismissal of tickets and the reasons they can be dismissed. Solicitor Cartee will review it further. Mr. Mitchem asked about specialty parking. He said some of these roads do not have parking for those with handicap needs. He asked if there will be an area marked off for ADA. Ms. Plybon said that would pertain more to the old town Village. She feels there should be some type of application to apply for. Ms. Geiger said most of the no parking areas are in the developments, not old town. Mayor Goldhardt said no one has come forward requesting a designated handicap parking area. If someone does make a request, it would be handled on a case-by-case basis. The Council held further discussion regarding fines and fees. Solicitor Cartee will have an updated version at the next Committee of the Whole meeting.

Solicitor Cartee then discussed other potential upcoming legislation. He said there is a concern with the K-Nova property located on the southwest corner of Durrett Road and State Route 104. The concern is whether South Central Power can supply the necessary electrical service for a potential buyer. Solicitor Cartee said he was asked if Council would entertain the idea of allowing AEP to provide service in South Central Power's territory. Mr. Crego asked if South Central Power has a stance. Mayor Goldhardt said he had spoken with South Central Power and was advised that they can supply all the power needed in their territory. He was also told South Central Power had spoken with AEP. AEP was advised of what needed to be done and they have not responded back to South Central Power. Mr. Crego said he believes that the Council should just leave it between South Central Power and AEP to work out. Mayor Goldhardt discussed the options that are available to power companies when situations like this occur. He was told this process is common practice between utility companies. Mr. Crego reiterated that he feels the two utility companies need to work it out themselves.

Frey Development:

Mr. Frey sent a packet to Council showing his proposed sample town home images. Mr. Crego said he believes we should provide a variety of houses for different needs and has no issue with the layouts. Ms. Plybon said residential is all that is happening. She feels we need to generate some commercial growth and have things for families to do. Ms. Ratliff said from her point of view, when you have people dwelling close together, we need to make sure our police department is fully staffed because you can have issues. Ms. Plybon said she does not want narrow roads in the development. Ms. Ratliff said it seems Council is ok with the drawings, but needs to have good infrastructure in place.



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Waste Water Treatment Plant Financing:

Mayor Goldhardt discussed the financial information compiled by Bradley Payne. He had approached them and the Pickaway County Port Authority about monetizing our residential TIF's instead of the commercial TIF's. He discussed the pros and cons of borrowing from the OWDA verses monetizing the residential TIF's. He gave an overview of the reports provided. The Council discussed the funds the Village needs for upcoming projects. There was discussion on each of the developments and if TIF monies have started generating yet. Mayor Goldhardt said TIF revenue from Scioto Crossing and Chestnut Commons should make the OWDA payments. If the Council would commit the TIF funds from those two developments for the sanitary sewer loan payments, there should be no need to increase residential sewer bills for loan payments. This would also allow other residential TIF monies for other projects. Mr. Crego said he likes the plan provided. Ms. Geiger said she would prefer doing this instead of raising rates on our residents. Mr. Crego thinks we need to start looking at user rates based on what is used instead of the current flat rate we now use.

Individual Council Member Meetings:

Ms. Geiger said we have come across developers wanting to meet individually with council members. She said that Council member may have questions that others have too. Her thought is developers should talk to the group as a whole at the public meetings. Mr. Crego said each council member is at different stages of information on the developments. He said a group setting is best, but most of the time there will not be questions until after the presentation. Ms. Geiger said if there are additional questions after the presentation, Council members can always have the developer back at the next meeting. Mayor Goldhardt said this will help keep everyone on the same page.

Zoning Administrator:

Zoning Administrator Kuzelka discussed his concerns with Temporary Use/Special Permits as it pertains to food trucks. He feels the Village should require a permit for all food trucks. He said we can decide whether to charge for the permit. Ms. Geiger said she and Administrator Kuzelka discussed this. She understands him wanting to know when they are in the Village. She discussed permits we provide at no charge like yard sale permits. She said it looks like Chestnut Estates has a food truck once a week and there have been no issues reported to the police department. She understands it would be chaotic if food trucks showed up when holding the community garage sales. She suggested that the Village require food trucks apply for a permit at no charge and provide their health inspection paperwork. Administrator Kuzelka discussed Groveport's requirements. Ms. Geiger said Solicitor Cartee created an application with a liability waiver for the current Farmers Market and Food Truck Festival and they could use that application. Solicitor Cartee said he can modify that form. There was discussion on the proposed process. Mayor Goldhardt said if a permit is issued, the Police Department will need to be informed as well.

Administrator Kuzelka said another issue is solar panels. He said most are installed on the house, but other communities are treating them as an accessory structure. He discussed how others charge. Ms. Geiger asked how we charge. Mayor Goldhardt said if the solar panel creates a new footprint in the yard, we treat it like an accessory structure. It must conform to our setback requirements, easement requirements, etc. If the solar panel is installed on the roof of the house, no permit is required from the Village because none of the zoning requirements have changed. If it is installed on a roof, a building permit may be required from the Pickaway County Building Department. Mr. Crego said we have the responsibility of the zoning only, not building requirements. Mayor Goldhardt said that the Council should consider updating the zoning fee schedule. He said we have updated the zoning code but did not change the fee schedule to match the updates. There was further discussion on the process. Mr. Crego said he will pull Circleville's information on solar panels. The Council agreed that solar panels should be charged the same as an accessory structure if the panel is located on the ground.



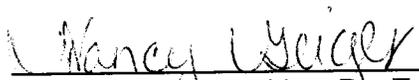
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Additional Business:

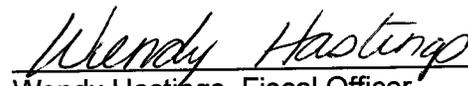
Ms. Geiger discussed the fund we used for donations. She talked about weekend bags prepared by the Encounter Church for students at elementary and middle schools. She asked if the Council is interested in donating to this group. Mayor Goldhardt asked if a government is allowed to donate money to a church. Mr. Mitchem feels we are donating to the kids, not the church. Ms. Geiger said the church is only packing the bags. Solicitor Cartee said there is a question on the donation to the church.

Mayor Goldhardt noted that the first Monday in January is a Village holiday. He asked if the Council wanted to move the meeting to the following Monday. He said the third Monday is also a Village holiday and asked if they want to move that meeting to the following Monday as well. The Council agreed to move both meetings. They will discuss the entire 2023 meeting schedule at the next COW meeting.

A motion was made to adjourn the meeting by Ms. Plybon and seconded by Mr. Mitchem. All members present were in favor, the motion passed and the meeting was adjourned.



Nancy Geiger, President Pro Tempore



Wendy Hastings, Fiscal Officer