



Village of Commercial Point  
Committee of the Whole Meeting Minutes  
February 27, 2023

Ms. Geiger called the meeting to order at 7:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Ms. Plybon, Mr. Mitchem, Ms. Ratliff, Ms. Wolfe, and Mr. Crego.

Upcoming Legislation:

Solicitor Cartee said he will have an ordinance for the March 6<sup>th</sup> agenda for the OWDA paperwork as well as an ordinance to enter into an agreement and award the WWTP bid to Kirk Brothers. Mr. Crego asked if this is time sensitive. Solicitor Cartee said it can go thru the first reading and then Council may want to consider a Special Meeting.

Trees in Village Right-Of-Way:

The Council discussed the list of trees provided by Ms. Ratliff. Ms. Geiger said in the last meeting it was discussed that a letter would be drafted by Solicitor Cartee and sent to the residents. She said it would give the homeowner a specific amount of time to resolve the issue or the Village would remove the trees at the homeowner's cost. Solicitor Cartee said after speaking with one of his associates, the Village would not be allowed to charge the homeowner for tree removal. Ms. Ratliff said some of the trees on the list are new plantings. Solicitor Cartee said residents with trees planted prior to the law being adopted in 2018 would have additional rights. Ms. Ratliff confirmed that we cannot charge the homeowner for removal, but they could be fined for trees planted after 2018. There was discussion on the language that will be placed in the letter. Solicitor Cartee said we do need an ordinance stating that trees between the curb and sidewalk are a nuisance. Ms. Geiger asked who would obtain the estimates for the tree removal. Mayor Goldhardt said Administrator Grosse. If anyone has contact information for a tree removal service, they can send it to Administrator Grosse.


Jim Frey Development

Mayor Goldhardt distributed an updated layout and a letter explaining the changes. Mayor Goldhardt had already shared the layout with Fire Chief Cline. He said there possibly needs to be a radius change on the entrances. Solicitor Cartee has received the Pre-Annexation paperwork. Mr. Crego asked what zoning class PMU stood for. Solicitor Cartee said it stands for Planned Mixed Use, which we do not have. Mr. Crego asked what the Council's feel is on annexation. He said in the last meeting, two council members voted no. He asked if this means we do not want any more growth? Ms. Wolfe said she has been very clear that she does not want any more annexations at this time. Mr. Mitchem said he agrees with her. He feels we need more business and activities. The Council held a discussion on their thoughts regarding future growth within the Village. Mayor Goldhardt suggested setting up a meeting between the Council and Mike Dean to discuss the differences between TIF's, NCA's, HOA's, CRA's, Tap Fees, etc. He felt this could bring everyone up to speed regarding what their purposes are, what the monies generated by them should be used for, and how they relate to our Village. Mayor Goldhardt discussed some of the improvements needed within the Village and how to achieve those goals. Ms. Ratliff said she would like to know the cost of road repairs and lift stations. The Council agreed it would be a good meeting to have. Mr. Crego did request to have written material prior to the meeting to review.

Additional Business

Mr. Crego asked about a 2018 ordinance passed by the Council about becoming a charter village. He asked if this was still valid. Solicitor Cartee will review the ordinance. He said there must be fifteen people to serve on a charter committee and that was the problem the last time that the Council considered a charter.

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

  
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Nancy Geiger, President Pro Tempore

  
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Wendy Hastings, Fiscal Officer