



Village of Commercial Point  
Council Meeting Minutes  
October 3, 2022

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

A motion was made to approve the September 19<sup>th</sup>, 2022 Committee of the Whole Minutes by Ms. Geiger and seconded by Ms. Ratliff. Ms. Wolfe abstained. The remaining members were in favor. The motion passed.

A motion was made to approve the September 19<sup>th</sup>, 2022 Council Meeting Minutes by Ms. Ratliff and seconded by Mr. Crego. Ms. Wolfe abstained. The remaining members were in favor. The motion passed.

Administrative Reports:

- A. Mayor's Report – He had nothing to report at this time.
- B. Village Solicitor's Report – Solicitor Cartee informed Council that Resolution 38-2022 is not ready to be voted on and asked that council consider postponing it until the agreement can be completed.
- C. Police Chief's Report – Chief Jordan introduced Officer Vanessa Emler to council. Ms. Geiger discussed the recent ordinance passed regarding parking on one side of the street. She said, in a previous meeting, he discussed creating a Parking Department. Chief Jordan said he, our Streets Department, and the School Resource officer have discussed some of the issues the school is experiencing with the busses. He has spoken with a few residents in the troubled area about moving their parked cars and they have moved them. They also discussed areas that need painted crosswalks and curbs. He said it is not called a Parking Department, but a Parking Bureau. In the current process, when the officers issue a citation, it is through Mayor's Court and will cost them \$81.00, which includes a state fee. He said if we create a Parking Bureau, the citations do not include a state fee. He said residents still have the option to be heard, however, it would be with an appointed person for the Parking Bureau. Ms. Geiger asked for this topic to be placed on the COW Agenda for further discussion. Chief Jordan will contact the Ashville Police Department to see how their bureau is set up and their procedures. Ms. Geiger asked if a decision had been made on the signage for no parking. Mayor Goldhardt said Village Administrator Grosse is coordinating the project. Ms. Geiger has a concern for the next school year when all of Walker Point will not have bussing. She feels we need officer presence at crossings before and after school. Chief Jordan said with additional officers, this can be done. They discussed the possibility of a light during school hours. Chief Jordan said he and the School Resource officer have discussed these issues. Solicitor Cartee asked if the Council wanted legislation drafted for the Parking Bureau. They decided to wait until after they discuss it during the COW Meeting.
- D. Village Administrator's Report – He was not present. Mayor Goldhardt read updates provided by Village Administrator Grosse.
- E. Village Engineer's Report - Ms. Derwacter discussed Ordinance 2022-27. She said the plat has been reviewed and approved by the county. She discussed the Industrial Parkway and said the water line has been tested and approved. They are in the process of doing the final walk through on Kenmore Blvd. They are looking to have the final walk through on Exchange Way next week. This week they will hold the pre-construction meeting on Lot 3 (Tenby). They are waiting for EPA approval to hold a pre-construction meeting on lot eleven. The offsite improvements for State Route 104/762 have been placed on hold while they are working through issues with ODOT and property owners.
- F. Zoning Administrator's Report – He was not present.
- G. Fiscal Officer's Report – Fiscal Officer Hastings informed Council that the 2020 & 2021 audit has been completed. She is required to ask Council if they would like to schedule a meeting with the auditors. The Council declined the offer. Ms. Geiger asked if we are spending more money on Mayor's Court than we are taking in? Fiscal Officer Hastings explained the process of citations, as well as the expenses paid out. She said some months we break even, some we do not.



Village of Commercial Point  
Council Meeting Minutes  
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Legislative Reports:

- A. Audrea Ratliff- She had nothing to report at this time.
- B. Laura Wolfe – She had nothing to report at this time.
- C. Ryan Mitchem – He had nothing to report at this time.
- D. Ross Crego – Mr. Crego said he received a complaint about not being able to hear the COW Meeting from a resident. He said after reviewing the Grove City noise ordinance, he is of a strong opinion that we should adopt their ordinance with a few changes. He said after this past Thursday, he received two complaints about noise as late as 2:00 am. Ms. Geiger asked if they filed a complaint with the police department. Mr. Crego did not know if a complaint had been filed. Ms. Geiger said the Grove City ordinance does not have decibel levels, just time and distance. Mr. Crego and Mr. Mitchem said they prefer the time and distance. Solicitor Cartee said depending on the changes, it may need to go back to a first reading.
- E. Nancy Geiger - Ms. Geiger announced that on Friday there will be a Halloween parade at 6:00 followed by an outdoor movie. The last Farmers Market is this Saturday, 9:00 a.m. to 12:00 p.m. There will be a Food Truck Festival on October 15<sup>th</sup> from 4:00 p.m. to 8:00 p.m.

Citizen Comments:

There were no citizen comments.

Business Items:

A. Council Vacancy:

Mr. Mitchem asked Mr. Haskell and Ms. Plybon to discuss their views for the future of the Village. Ms. Plybon said she would like to be part of the team and be included in the decisions being made. She stated she has no agenda. Mr. Mitchem asked where she would like to see the village in five years. Ms. Plybon said growth is inevitable. She welcomes commercial growth in certain areas and would like to see businesses come into the Village. She said at the end of the day, we just need to be mindful of what we will look like in twenty years. She also would like to see a 55+ residential area and a community park. Mr. Haskell said he agrees with Ms. Plybon. He said the village is growing, we have excellent schools, a great community unity, and it is a great area. He believes we need controlled growth, community parks, more retail and commercial businesses, while keeping the village community feel. Ms. Geiger thanked both for their interest in the open position. Mr. Crego said this is a fifteen-month appointment and if their heart is into it, please run next year.

A motion was made to appoint Stacy Plybon to the vacant council seat by Mr. Crego and seconded by Ms. Geiger.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - No, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.

Mayor Goldhardt will swear Ms. Plybon in prior to the next meeting.

Legislation:

First Reading:

Ordinance 2022-26 AN ORDINANCE SETTING WATER AND SEWER TAP FEES FOR THE VILLAGE OF COMMERCIAL POINT, OHIO AND DECLARING AN EMERGENCY.

Mayor Goldhardt did a first reading, title only.

A motion was made to suspend the readings by Mr. Crego and seconded by Mr. Mitchem.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.

A motion was made to adopt Ordinance 2022-26 by Mr. Crego and seconded by Mr. Mitchem.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.



Village of Commercial Point  
Council Meeting Minutes  
October 3, 2022

Ordinance 2022-27 AN ORDINANCE ACCEPTING THE FINAL PLAT OF FOXFIRE SUBDIVISION PHASE 3, PART 1.

Mayor Goldhardt did a first reading, title only.

Ordinance 2022-28 AN ORDINANCE APPROVING THE ANNEXATION OF 152.469 +/- ACRES FROM SCIOTO TOWNSHIP, PICKAWAY COUNTY, AND JACKSON TOWNSHIP, FRANKLIN COUNTY, TO THE VILLAGE OF COMMERCIAL POINT AND AMENDING THE ZONING MAP.

Mayor Goldhardt did a first reading, title only.

Third Reading:

Resolution 38-2022 A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR TO ENTER INTO AN EASEMENT AGREEMENT WITH K-NOVA, LLC, SCANNELL PROPERTIES #556 LLC, AND HART COMMERCIAL POINT INDUSTRIAL LLC, FOR THE ACCEPTANCE OF A STORM WATER EASEMENT BENEFITING THE VILLAGE OF COMMERCIAL POINT.

A motion was made to postpone Resolution 38-2022 indefinitely by Mr. Crego and seconded by Ms. Ratliff.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.

Pending Administrative Action:

Resolution 42-2022 A RESOLUTION TO RATIFY THE REALIGNMENT OF MONIES WITHIN THE GENERAL FUND FROM THE TRANSFERS OUT 1000-910-910 AND TRANSFER SAID MONIES TO THE OFFICE TELEPHONE ACCOUNT 1000-710-321.

Mayor Goldhardt did a first reading, title only.

A motion was made by Ms. Geiger to adopt Resolution 42-2022 by Ms. Geiger and seconded by Ms. Ratliff.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.

Postponed Legislation:

Ordinance 2022-21 AN ORDINANCE AMENDING SECTION 5(a)(3)(E) OF THE APPENDIX OF THE CODIFIED ORDINANCES OF THE VILLAGE OF COMMERCIAL POINT RELATED TO NOISE.

No action was taken.

Additional Items:


A motion was made at 7:43 p.m. to enter executive session under Ohio Revised Code Section 121.22(G)(3) to have a conference with the Village Solicitor, Fiscal Officer, Mayor, and Village Council concerning a dispute involving the Village of Commercial Point that is the subject of imminent court action by Ms. Geiger and seconded by Mr. Mitchem.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.

A motion was made at 7:49 p.m. to return from executive session by Ms. Wolfe and seconded by Mr. Crego.

Roll call vote: Mr. Crego - Yes, Mr. Mitchem - Yes, Ms. Geiger - Yes, Ms. Ratliff - Yes, and Ms. Wolfe - Yes. The motion passed.

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

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer