



Village of Commercial Point  
Council Meeting Minutes  
January 9, 2023

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, Mr. Mitchem, Ms. Ratliff and Ms. Wolfe. Ms. Plybon was not present.

A motion was made to approve the December 19, 2022 Committee of the Whole Minutes by Ms. Geiger and seconded by Mr. Mitchem. Ms. Wolfe abstained. All remaining members were in favor. The motion passed.

A motion was made to approve the December 19, 2022 Council Meeting Minutes by Mr. Crego and seconded by Ms. Ratliff. Ms. Wolfe abstained. All 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 said he was unable to complete the Parking Bureau Ordinance. He will have it ready for the February meeting.
- C. Police Chief's Report – He was not present.
- D. Village Administrator's Report – He had nothing to report at this time.
- E. Village Engineer's Report - Engineer Derwacter provided updates on projects within the village.
- F. Zoning Administrator's Report – He had nothing to report at this time. Mr. Crego asked for an update on the situation with the trees. Village Administrator Grosse said he needs guidance from the Council and the direction they would like to take it. This topic will be part of the next Committee of the Whole meeting.
- G. Fiscal Officer's Report – Fiscal Officer Hastings said the 2022 budget has been closed and the information was sent to the Auditor last week. She will begin working on the 2023 budget this week.

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 there were a lot of things planned until Covid hit. He has asked for everyone to think about what they would like to accomplish this year for the upcoming budget meeting. Mayor Goldhardt said Chief Jordan has submitted his list of items and Village Administrator Grosse is preparing his list.
- E. Nancy Geiger - She had nothing to report at this time.

Committee Reports

- A. Parks and Recreation Committee Report:  
Ms. Geiger said 134 Santa letters were written this year. Due to the increase, the Parks and Recreation Committee will assist in writing letters next year.

Citizen Comments:

There were no citizen comments.



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Business Items:

A. 2023 President Pro Tempore :

A motion was made to nominate Nancy Geiger to the position of President Pro Tempore for 2023 by Mr. Crego and seconded by Ms. Ratliff. Ms. Geiger accepted the nomination.

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

B. 2023 Council Meeting Dates:

Mayor Goldhardt asked the Council what time they wanted to start the Committee of the Whole meetings. He suggested they start at 7:00 p.m. That would allow time for any special meetings to be held prior to the start of their committee meeting. The Council agreed.

A motion was made to adopt the 2023 Council Meeting and Committee of the Whole Meeting Schedule as distributed by Ms. Ratliff and seconded by Mr. Mitchem.

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

C. 2023 Council Rules:

Mr. Crego had questions regarding Section 3.02. Solicitor Cartee responded to his questions.

A motion was made to adopt the 2023 Council Rules with a spelling correction by Mr. Crego and seconded by Mr. Ratliff.

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

D. 2023 Parks & Recreation Committee:

A motion was made to establish a Parks and Recreation Committee to include Ms. Wolfe, Ms. Ratliff, and Ms. Geiger by Ms. Geiger and seconded by Mr. Crego.

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

E. Jim Frey Property Annexation:

Mr. Frey addressed the Council with an overview of the proposed layout of the property they are interested in annexing. The proposed layout includes 88 Patio Homes, 203 Single Family Homes, 192 Townhomes and 16 acres of open space for a total of 483 units. There was discussion by the Council on what is included in the greenspace as well as other possible amenities. Ms. Geiger asked about connection paths to other developments. Mr. Frey said they can add one to connect all 3 developments and Scioto Crossing. Ms. Geiger feels that six units per building is a lot. Ms. Ratliff had a concern about the impact on the county roads. The Council discussed the offsite improvements that will need to happen with the roads. Ms. Ratliff asked if there would be any barrier between the townhomes and patio homes. Mr. Frey said they can do something in terms of a barrier. Ms. Ratliff and Mr. Mitchem voiced a concern about the noise level between the patio homes and townhomes. The Council discussed the number of units for the townhomes. Ms. Geiger said there was a concern by another council member, who was unavailable to attend the meeting, about the street widths. Mr. Crego said the dimensions shown on the map are the Right of Way dimensions, not the actual street widths. He asked what the actual dimensions of the street, curb to curb, would be. Mr. Frey said they would be similar to the Scioto Crossing streets. Village Administrator Grosse said the Village has a 60-foot and 50-foot Right of Way. He said the 60-foot Right of Way requires 36 feet or 32 feet of pavement. The 50-foot Right of Way requires 28 feet of pavement. He said what determines the street width is how the street is classified. The Council wanted to make sure that the streets are wide enough for fire trucks. Mayor Goldhardt said once the Council accepts a preliminary plan for the development, it then goes to the Technical Review Group. The Fire Chief is part of that group and would be able to make comments and suggestions at that time. The Council told Mr. Frey that they would prefer three-unit Townhomes instead of six-unit Townhomes. Mr. Crego suggested any additional Council questions or comments should be funneled through the Mayor's Office. He can



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then pass them along to Mr. Frey. Mr. Frey will update the map with comments from this evening and get it back to the Council.

Legislation:

There was no legislation up for any readings.

Postponed Legislation:

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

Mayor Goldhardt suggested that the Foxfire developers be given one month to complete their paperwork on the final plat. If they are not ready by the next council meeting, he would recommend that this ordinance be removed from the agenda. Mr. Crego agreed, unless there are issues with the county. Mayor Goldhardt asked Engineer Derwacter to pass this information onto the Foxfire developers.

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.

Solicitor Cartee recommended this resolution be removed from the agenda.

A motion was made to remove Resolution 38-2022 from the agenda by Mr. Crego and seconded by Mr. Mitchem.

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

Pending Administrative Action:

There was no pending administrative action.

Additional Items:

There were no additional items.

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

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer