

**Village of Commercial Point
Public Hearing
Maronda Homes Rezoning
October 7, 2019**

Mayor Joiner called the meeting to order. The following members were present: Mr. Townsend, Mr. Thompson, Ms. Wolfe, Mr. Moore, Mr. O'Neil and Mr. Grassel.

Mr. Shawn Lanning, Watcon Engineering addressed council. He said he understands one of the largest concerns is the pond. He displayed a drawing for the audience to show them the layout of the pond. He said it will show these things are standard and federally regulated items they need to do in each subdivision. He said it has a 2.5 ft fence around it. He said every pond has a built in safety feature. He discussed depths of the pond.

Mr. Craig Moncrief, Attorney, Plank Law Firm addressed council. He gave an overview, it is a 32 acre track and confirmed this meeting is for the rezoning of the properties but based on the number of people in attendance he believes the concerns deeper than that. He said they are happy to take feedback. He said they are looking to rezone to PRD. Mr. Moore said in reviewing the current zoning text it appears to be owned and operated by the HOA. He said in speaking with Mr. Plank, they discussed potentially splitting the HOA from the existing Walker Point and starting a new HOA. He said therefore the cost of the pond is handled by residents directly benefiting. He asked if there has been any discussion in setting up a separate HOA. Mr. Moncrief said they just heard about it today so they have not had the ability to come to a decision yet, but it is not out of the question. Mr. Moore said a lot of residents have expressed safety concerns about the playground being so close to the pond, as a potential solution there is a lot of greenspace in Walker Point that would be connected to Phase 4, and he asked if the new HOA is willing to accept that. Mr. Moncrief said they just heard about it today but have not come to a conclusion yet. He said the idea was to create a big open green space not just for this development but for the community as a whole. He said they can definitely move the playground. Mr. Grassel said a lot of controversy is the cost of maintenance and asked what their experience is with the budgetary for this project. Mr. Moncrief said he did not have that information since they do not manage the HOA's.

Ms. Geiger addressed council. Concerns mentioned village residents do not feel they should have to pay for the maintenance of the pond. Other concerns is having the playground located next to the pond as this is a safety issue. Other concerns brought were additional traffic and the upkeep with trash. She also mentioned we have a new water plant to pay for and this is where the TIF money should be directed as the mayor stated when originally discussed, the burden of this plant will not fall onto our residents. She said she is holding him and administration to their word as we already have a raise in water rates over the next 5 years. She said if we cannot afford to put in crosswalks and sidewalks, how can we afford to put in a fishing pond.

Jennifer Montgomery addressed council and spoke in favor of the proposal. She feels it is a great enhancement and would rather it be owned by the village than the HOA.

VS Shamp advised this Public Hearing is specifically to address the rezoning and he understands the pond is part of this but we can have more of those conversations later if the rezoning occurs. Mayor Joiner advised the regular meeting is scheduled for 7:00

**Village of Commercial Point
Public Hearing
Maronda Homes Rezoning
October 7, 2019**

pm and they can hold additional comments until then. A citizen asked about the voting tonight, if passed is the park a done deal. Mayor Joiner said no. A resident asked VS Shamp about the council members who live in the current development, is it a conflict of interest to vote tonight. Mr. Welsh said they spoke with the Attorney General's office and was advised they should abstain. VS Shamp said the stance they take is unless they receive a tangible benefit to the office holder, then it is on them to recuse themselves. A resident asked what the zoning is now and what will it be. Mr. Moncrief said there are 28 acres in Scioto TWP that were annexed that need rezoned to Planned Residential District.

Mr. O'Neil made a motion, seconded by Mr. Thompson to adjourn. All in favor. Meeting adjourned.



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

**Minutes provided by Paula Baldwin, Administrative Assistant.