



**VILLAGE OF COMMERCIAL POINT  
Public Hearing Minutes  
K-Nova Re-Zoning Request  
November 15, 2021**

Mayor Goldhardt called the meeting to order at 6:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Geiger, Mr. Mitchem, Ms. Joiner, Mr. Grassel, Ms. Wolfe and Mr. Thompson.

Mayor Goldhardt provided an overview of the Re-Zoning request and explained tonight's process.

Mr. Moore, Attorney for K-Nova asked to address council. He advised council they are submitting plans in substitution to what they currently have. He distributed the updates to all of council. He also said that he has three letters of support from residents on the current rezoning in front of them. He provided the letters for reference. Mr. Plank, Attorney for K-Nova then addressed council. He said they have filed the zoning text along with the commitments for the landscaping plans.

Mr. Mike France thanked Ms. Geiger, Ms. Joiner, Mr. Thompson and Mayor Goldhardt for attending the Town Hall Meeting held by K-Nova at the Township Building the previous week. He then discussed K-Nova and their input into this community. He discussed items that the developer, as well as council, should continue to look into. He said he feels that this could be the best outcome for all, even though not all will be happy. He said we need to be mindful of what is best for the entire community, not just a few individuals.

Mr. Glen Stepp said he agrees with the statements made by Mr. France. He also discussed some of the things he has heard regarding the mounds around the location as well as fences located on the mounds. Mr. Stepp said he would like to see the mounds moved closer to State Route 104. He said the corner lot concerns him because he heard it could be rezoned for businesses such as a McDonalds. He said he would not like to see that. He asked who is responsible to check on a traffic light for State Route 104. He said he likes the idea of a walking path but wants to make sure no motorized vehicles would be permitted on it. He also stated that he would not like to see any truck traffic on Durrett Road.


Ms. Betty Fields addressed council. She discussed when she build her house and all of the changes that have affected them. She said now the lights from the warehouses already keep her up and in addition to the traffic there is the diesel smell and she does not want any more warehouses.

Ms. Lisa Oliver said she has no complaints other than who is responsible for putting a gas line through the front of her yard. She said she has called several places and cannot get a straight answer. She said it has caused damage to her front yard.

Mr. Kyle Smith said initially he was against the warehouses across the street because there were no plans submitted. He said with the proposed mounding and trees, he is now ok with it. He said he would rather have warehouses than residential.

Mayor Goldhardt advised the public that the Council must act within 45 days on the rezoning request.

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

  
Allan D. Goldhardt, Mayor

  
Wendy Hastings, Fiscal Officer