



**VILLAGE OF COMMERCIAL POINT**  
**Public Hearing**  
**K-NOVA Rezoning**  
**May 17, 2021**

Mayor Goldhardt called the meeting to order at 6:00 pm. Administrative Assistant Baldwin took roll call with the following members present: Ms. Wolfe, Mr. Mitchem, Ms. Joiner, Mr. Thompson, Ms. Geiger and Mr. Grassel (6:30 pm).

Mayor Goldhardt explained the process of the Public Hearing. He stated that the public may address council, but council will not respond to any questions or comments during the Public Hearing. He said each member of the public that wishes to speak will be allotted five minutes. He informed the public that after the Public Hearing, there will be a Committee-of-the-Whole meeting where Council members may discuss the rezoning request. Following that meeting, a Regular Council Meeting will be held. During the Regular Council Meeting, there will be a first reading of the rezoning legislation. Mayor Goldhardt displayed a map to the public showing what area the property owners are asking to have rezoned.

Mr. Bruce Moore, representing K-Nova addressed council. He talked about the reason for the rezoning request and the rapid growth of the warehouses. He said the requested area for rezoning is currently zoned residential with a strip of general commercial. He said because it is zoned residential, it gives the village less control. He said by rezoning, it limits the residential homes in an already overcrowded school district, which is why the county and Teays Valley School District are in support of the rezoning.

Mr. Don Plank, representing K-NOVA addressed council. He said in the beginning, they believed the East side of 104 would be manufacturing and the West side would be residential. He said at the time they did not know how much of a success it would be. He said the demand for manufacturing is growing. He talked about additional controls the village has for manufacturing verses residential. He talked about the issues they would need to work with, such as setbacks for residential, traffic studies and village requirements. He said at the time of annexation, they requested residential zoning because it gave them flexibility.

Multiple members of the public then addressed Council with objections and concerns regarding the rezoning. Their concerns were with the potential traffic, property values, wildlife and the loss of their rural view. Attorney William Archer then presented council with 200+ township and village resident signatures in opposition of the rezoning. He stated that there is a huge difference between general commercial and light manufacturing. He said it has been residential for over fifty years and now they are wanting to change it. He requested that Council just grant the rezoning on the East side of State Route 104.

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

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Allan D. Goldhardt, Mayor

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Wendy Hastings, Fiscal Officer