

**Village of Commercial Point  
Public Hearing  
Scioto Crossing Re-Zoning Phase 1  
August 19, 2019**

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

Ms. Molly Gwin, Attorney for Westport Homes addressed council and the citizens. She advised the property is annexing into two phases. Mr. Dan Benschoter asked to see the plans for the phases. Mr. Benschoter and an Ms. Carol Porter spoke separately with Ms. Gwin. Ms. Gwin gave a brief overview of the property. She said it was filed under the prior zoning code and they did present this project to the Planning and Zoning Commission group. She said this is already zoned under and existing planned development under the township so it is coming in hopefully with the existing zoning. She said the second annexation was filed on July 26, 2019 with the Services Resolution being passed by this body on August 5<sup>th</sup>. She said this is a 190 home unit development, they have minimum lot coverages, which is larger than the original plan. She said they comply with the R3 code. She said this project has 15.7% open space and they have committed lot square footage. She said they are at a little lesser density than is under the existing PUD. She said the product will look very similar to Chestnut Commons. She said the Planning and Zoning Commission was adamant they did not want street trees placed in the right of way, so they are mandating they go on the private property and maintained by the owners. She asked for questions. Ms. Carol Porter asked about the trees on her property and if they can take them down. Ms. Gwin said they do not disturb any trees that are not on their property. Ms. Porter asked about the trees across the street. Ms. Gwin said the applicant always makes the best efforts to not disturb trees as to comply with the site plan with the engineering analysis and landscape plan. Mr. Benschoter asked why they are there and why this isn't this going through the township? Ms. Gwin said the property is annexing into the village because it needs water and sewer services. Mr. O'Neil asked if they are aware of any major difference coming in from the township PUD and coming into ours. Ms. Gwin said the lot count is lower, the township zoned for 205 units and under the village they are proposing 190. She said she would have to check but there could be a difference in the street width. Mr. O'Neil discussed the street widths when you have one car parked it can use the street width and should it be wider. Ms. Gwin said in the Planning and Zoning Commission meeting, they discussed the street widths and their streets are as wide as Walker Point. Mr. O'Neil discussed the problems Chestnut Commons is having with missed delivery. Ms. Gwin said they are aware of this situation and will coordinate so the street names are not too close. Mr. O'Neil said the numbers could be an issue also. FO Hastings said according to Engineer Grosse there is a grid they have to follow with house numbers. She said they will not allow the issue with the street names with future developments. Mr. Moore asked if administration is ok with this zoning text. Administration said yes. Mr. Grassel asked what the discrepancy is between the township requirements and the village. Ms. Gwin said it was the size of the lot change.

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



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Gary Joiner, Mayor



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Wendy Hastings, Fiscal Officer

\*\*Minutes provided by Paula Baldwin, Administrative Assistant.