

**Village of Commercial Point
Public Hearing
Struckman 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.

Richard Rickets, addressed council on behalf of Michael Struckman. Mr. Rickets advised that they will request council to table the matter so they can take the input received this evening and the previous minutes so they can work through and address the concerns raised. He said he has not attended the prior meetings but to move forward positively he thinks they need to take the input from everyone and see how to address them. He also stated they would waive the 45 day requirement. He said they are working with new code and there are a lot of questions he has and a lot of questions to work through in regards to interpretation of the code. He asked for concerns by the citizens or council.

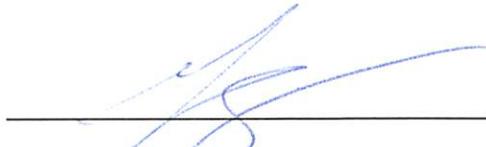
Mr. Thompson asked if they received a copy of the denial from the Zoning Commission. Mr. Rickets confirmed they did. Mr. Thompson asked him to address the reasons listed. Mr. Rickets said a lot of reason were expressed but can be addressed by landscape plans and another concern is what is going to be the General Commercial use. Mr. Rickets said Neighborhood Commercial limits the size of building to 5000 sq. ft, which is not a large building for commercial or office location. He said with the staff and solicitor he would like to try and address those limitations on the site as opposed to having to do a variance. He said other things noted just cannot happen, but they are dealing with a new code. He said they can address the things that cannot be allowed. Ms. Wolfe asked him if they still want it to be General Commercial. Mr. Rickets said he would like to hear what the community has to say and he and Mr. Struckman will discuss it afterwards. Mr. Moore asked if he has reviewed the new zoning code in reference to the Planned Commercial District vs the General Commercial District. Mr. Rickets said yes. Mr. Moore asked a reason why Mr. Struckman decided to come in under General Commercial as opposed to a Planned Commercial that would allow greater zoning restrictions. Mr. Rickets said 10 acres in PCD in our standards, is difficult, but there are a lot of good things in the PCD. He said it may be a PCD may be the answer.

A resident asked about a rumor of a 5 story building. Mr. Rickets advised he is not aware of any information regarding that.

Ms. Stacy Plybon, Planning & Zoning Commission member. She invited the residents to attend their monthly meetings. She advised not one time has anything been brought forward asking for apartment building or sludge pond. She said Mr. Struckman is a land owner and a farmer and it makes sense that he would want a sludge pond, but it does not make sense for him to want it in our village. She said he is a business man and instead of relying on facts and attending meetings we listen to social media. She said they are a Planning and Zoning Commission, not just what the land should be zoned, but they need to have an understanding of the intent. She said it made it very difficult for them. She said if they had the ability to have a relationship to have a non-disclosure piece added so they can make better decisions, it would be helpful.

Ms. Wolfe made a motion, seconded by Mr. Thompson to adjourn. All in favor. Meeting adjourned.

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Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

**Minutes provided by Paula Baldwin, Administrative Assistant.