

Zoning Review Board Meeting February 19, 2018

The first meeting of the Mayor appointed Zoning Review Board (ZRB) was opened at 6:01 PM by Village Administrator Ross Crego. Others present were Board members Don England, Jack Legg, Mark Geiger, Stacey Plybon, Bren Gentzel, and Utilities Superintendent John Thompson, all of whom signed in attendance (sheet attached to the record).

2018 Zoning Committee

Opening remarks of welcome and appreciation were made. Ross then shared copies of old Zoning Books and remarked that much has changed over the years. He stated the reason for the forming ZRB is to review a proposed new zoning consider changes in the document to address current needs and future growth in the Village. Ross urged the ZRB to work to design a zoning code that would be far sighted and result in Commercial Point being a Village where people are proud to call home.

It was noted that a new code would require oversight for compliance, especially in the areas of final inspections, compliance of the finished product to the plan, and working closely with the Circleville Building Department, the agency that currently issues the Certificate of Occupancy. In that regard it is certain that we will need to employ at least one part time Village employee to work to ensure that there is full compliance to the code and published standards that the Village has adopted.

Discussion:

Don England noted a concern about street width in developments. 1115.03 reference. Has the Fire Department been involved in the street design? Following discussion, it was agreed to do some homework and research some other municipalities in Ohio to see their requirements and bring information next week. Medians, Cul-de-Sacs, and round-about were also discussed.

Discussion then about Section 1115. It was noted that this section refers to development and that at the request of the engineer, 4 new pages were brought into the latest revision. Bren explained how most contractors deal with this requirement by contracting a professional company to ensure compliance. Comments were made about the performance and maintenance concerns of ponds in the developments.

Jack Legg made several comments and suggestions regarding the Fire Hydrant specifications, and talked about the new code and future of business and commercial fire protection needs. Jack suggested that the local Fire Department needs to be involved in this discussion.

(Need: develop language about minimum water in any development)

Discussion followed about 1130. Chimneys, style of structures, and more options were considered. Bren provided information about current building practices, and about builders providing varied "looks" to the homes in the development. Bren will work up some language for ZRB consideration to enhance this section.

Mark mentioned that in our new commercial area on RT 104, there are Indian Mounds on the property. He considered that this may be a special preservation and park area in the future.

The Board was encouraged to drive through the village and look at each community. See what you like and what you wish were different. Do this ahead of our meeting next week. Also encouraged that everyone look through Title 3 with a thought about future zoning boundaries and requirements.

The meeting ended at 7:00pm.

The Zoning Review Board meets each Monday at 6pm in the Village Conference Room. All meetings are open to the public.