

COMMERCIAL POINT PLANNING AND ZONING COMMISSION Meeting 10/22/2018

Those present: Jim McCoskey, Dan Kopec, Allan Goldhardt, Melinda Mowery, Don England, Stacey Plybon, Jack Legg, Ross Crego and Bren Gentzel .

Those not present: John Grosse, Gary Joiner and John Thompson

ORGANIZATION

Ross Crego welcomed the commission members,

DAKOPEC@YAHOO.COM	Dan Kopec
GOLDHARDT@AMERITECH.NET	Allan Goldhardt
MINDY_30@YAHOO.COM	Melinda Mowery
DENGLAND1104@GMAIL.COM	Don England
STACEY.PLYBON@E-MERGE.COM	Stacey Plybon
JACK.LEGG@SBCGLOBAL.NET	Jack Legg

And, resource personnel:

CPZONING@COMMERCIALPOINTOHIO.GOV	Jim McCoskey, Planning & Zoning Administrator
JGBG@TWC.COM	John Grosse, Village Engineer
RCREGO@JUNO.COM	Ross Crego, Village Administrator
MAYORCP@YAHOO.COM	Gary Joiner, Mayor
BREN3BCONSTRUCT@AOL.COM	Bren Gentzel, Construction Services Administrator
CPWTP1@YAHOO.COM	John Thompson, Utilities Superintendent

After a 12-month process, a new Zoning Code was presented to Council. On August 6, 2018 (after a third reading), Village Council approved the Zoning Code with an effective date of September 6, 2018. The Zoning Code is designed to regulate business, industry, and residential developments coming into the village and serves to protect the best interests of village residents.

An introduction of Commission members was made: Dan Kopec, Allan Goldhardt, Melinda Mowery, Don England, Stacey Plybon, and Jack Legg. Additionally, resource personnel: Jim McCoskey, Ross Crego, and Bren Gentzel were in attendance.

By the instruction of the Zoning Ordinance, the following positions are to be filled: Chairman, Vice Chairman and Secretary. The appointments of individuals will serve for a term thru December 2018. By rule, the PZ Commission will hold a mandatory meeting in January (January 28) of 2019 to appoint officers for the 2019 calendar year.

By rule of order the following nominations were made and appointments affirmed:

Dan England, Chairman	Motion by Stacey, 2 nd by Dan, all in favor
Jack Legg, Vice Chairman	Motion by Stacey, 2 nd by Melinda, all in favor
Stacey Plybon, Secretary	Motion by Don, 2 nd by Melinda, all in favor

Meetings are scheduled to be held the 4th Monday of each month at 7:00pm, at the Municipal Building

MEETING SCHEDULE: 7:00pm

November 26, 2018	June 24, 2019
December 24, 2018*	July 22, 2019
January 28, 2019	August 26, 2019
February 25, 2019	September 23, 2019
March 25, 2019	October 28, 2019
April 22, 2019	November 25, 2019
May 27, 2019	December 23, 2019

Zoning and Planning Administrator, Jim McCoskey explained his responsibilities as PZA and talked through the PZ Commission responsibilities as detailed in Zoning Code Section 1139. Jim asked that the board members take time to read, study, and understand their roles under the Code. He noted that their work is partly legislative and partly judicial and their decisions will need to be made in ways that protect the interests of the citizens of the community as a whole.

Village Administer, Ross Crego spoke about the role the Commission will play in amending the Code. It is already apparent that some changes will be necessary because potential conflicts exist between the Village of Commercial Point Codified Ordinances and the new Zoning Code.

Ross also noted that the International Property Maintenance Code of 2015 was adopted as an integral part of the 2018 PZC, and that its application and enforcement is on a complaint basis.

Ross then spoke about the many parcels in the area where development may occur. Each parcel was discussed and the stage of the process was detailed for the board, including the work of the Technical Review Team reviews.

A question was raised as to whether any long range planning had been done. It is noted that the Village adapted the Scioto Township/Commercial Point Comprehensive Land Use plan in 2011. This document is referenced in the Zoning Code and is to be considered in the process. Ross will send electronic copies of the 2015 IPMC and the 2011 Comprehensive Land Use plan to board members tomorrow.

Dan asked about our water plant capacity and it is noted that our average daily production is 242,000 gallons and that is about half of our capacity. Ross also mentioned that we are in the early stage of building a new water plant to accommodate projected growth.

The next Planning and Zoning Commission meeting is scheduled for November 26, 2018.

Meeting adjourned at 8:20 PM