

**Village of Commercial Point
Zoning Commission Meeting
June 27, 2019**

Chairman Dan Kopec called the meeting to order at 6:00pm. Roll Call was taken with the following members present: Mr. Kopec, Mr. Goldhardt, Ms. Mowery, Mr. England and Ms. Plybon. Alternate Mr. Legg and ZI McCoskey was also present.

Mr. Goldhardt motioned to approve the May 23, 2019 minutes, seconded by Ms. Plybon. All in favor, motion approved.

Engineer Grosse addressed the committee to help answer any questions they may have about the zoning book. He said they are coming in the middle of a couple of the developments which adds a couple twists. He said several projects will come before them but the one that will come before them this evening is Scioto Crossing, which has already presented to them. He said the map behind them shows how the annexation is coming in two pieces. He said the piece to the East is in the village now and the piece to the West is in the process but is not presently in the village. He said the development plan have been submitted to the administration and has been reviewed. He said a pre-annexation agreement has been developed outlining a zoning text but he is not sure if this board has seen the agreement. He said in this development they are in the middle of what they had before under the new process on the East annexation. He said the Planning Commission role's will be limited because the plan has been approved by staff and council and they are into the civil engineering plans. He said their next involvement will be when they are into the final plat and that will come before their board for them to approve/disapprove with comments. He said on future projects once things are approved by council, they will make a formal submittal to them on the preliminary development plans. He said things they will look for on subdivisions are lot widths, walking paths, etc. He said nothing can be done on the engineering side until it has been approved by this group. He said they are working through the administration and what he is going to recommend is he will give a report on their suggestions. Engineer Grosse said he did speak with attorney Molly Gwin and she indicated a couple of things the Commission asked for at the last meeting and she is prepared to address those tonight. He said it is ok, but unfortunately, we have moved past that part. He said going forward we will work on a chart to help break down the timeline on when we need to have things completed. He said they are still talking to the attorney's to see if the western side falls under the same pre-annexation agreement. Mr. Kopec asked if there was any thought into annexing all of the properties on Durrett? Engineer Grosse said the Village does not actively solicit annexations. He said there has not been interest from residents to do so. He said we look at all of those in preliminary but they require the developers to look at that at no cost to the home owners. ZI McCoskey asked Engineer Grosse to give an overview on the new wellfield. Engineer Grosse gave a brief overview on the wellfield currently being built on State Route 762.

Molly Gwin addressed the Committee. She said she has forwarded the pre-annexation agreement to all members. She said this project is different because it has a different zoning of a PUD in the township that is annexed from so it has some vested rights. She said as Engineer Grosse noted, they did annex into two phases. Ms. Gwin said they sent notice all neighboring owners to see if they were interested in annexing. She said they are looking at moving the street trees onto private property. Mr. Andrews will speak to some of the final engineering phases in regards to the storm water on the sewer. She said their widths are the same as Walker Point. She said also the applicant is also prepared to bear some of the cost adding lines for extending sewer. Ms. Gwin said she wanted to cover the basics

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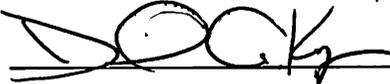
of the project: 62 acres on PUD, 1st phase 36 acres, proposed 190 units, existing zoning allows 205 units, they proposed 4.1 more acres of open space. She said min lot footage 7900 sq. ft, front yard set bk 30 ft, side yard set bk 5 ft, rear yard set bk 25 ft. She said they commit to a perimeter fence with mesh screening along lots 27 and 28 and lots 167-180. Ms. Plybon asked a current situation in Chestnut where it says the developer will maintain the fence line until the development period ends. She asked if that means for that phase for the entire development? Ms. Gwin said that is a different situation but she will speak in general. She said once all has been turned over it becomes responsibility of the HOA. Ms. Plybon said she noticed where no one will be allowed to park on the same side of the road where the fire hydrants are located and she likes this idea for emergency vehicles and school buses. She also asked if they though Southern Point residents will use their streets? Mr. Mantino said he really was not sure about that. Engineer Grosse said they laid the streets out wider to help with possible heavier traffic as well as Durrett Road will have improvements. Mr. England asked about the width of the street. Engineer Grosse said they looked at the previous and going forward the street width will be wider than 28ft. Mr. Mantino said being in the industry as long as he has, the wider the street, the easier to navigate, but the faster the cars drive in the neighborhood. Mr. England said with respect, but as far as the speeding that is the Police Chief's issue. He said with no parking on one side of the street though will address the issue. Mr. England asked about the homes. He asked about the colors and finishing? Mr. Mantino said it would be the same line up as Chestnut Commons. He said the new company, DR Horton has a new product, which as a different color line which they are using. Mr. England said he would also like to see more natural finishing. Mr. England asked if they would have any input on lighting. Engineer Grosse said right now no, it through South Central Power.

New Business:

Ms. Mowery asked if they will regulate electronic message centers, electronic signs. She said she heard Pettit's is getting one. ZI McCoskey said they contacted him. He in the book there are parameters on them. Ms. Mowery said she just was not sure of what the requirements are for them. ZI McCoskey said it will probably be similar to the one at the church, but it is all in the book.

Adjournment:

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

 8/22/19

Dan Kopec, Chair

7-25-2019