

**Village of Commercial Point  
Conditional Use Public Hearing  
Struckman Rezoning: L2800060004300  
July 25, 2019 6:00pm**

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 was also present.

Chairman Kopec advised if there are citizen comments, they must sign in and all residents will be limited to 5 min. He explained the topic is the actual application only. He asked Mr. Struckman to review the application and share the information he has with the residents and board members.

Mr. Struckman said he is just proposing to rezone a 10.8 acre parcel that was annexed into the village in the late 1970's. He is asking it be rezoned for General Business. Mr. Kopec confirmed his application states there is nothing proposed for it at this time. Mr. Struckman said yes. Mr. Kopec opened the hearing for citizen comments.

**Citizen Comments**

Mr. Steve DeMatteo said he owns the property on the corner across from the property discussed. He said they did not buy it to be located next to a business, He said it is also too generalized to change it without having some sort of plan. He said he does not support the rezoning.

Ms. Carol Carfrey said she would like to know what the purpose will be for the rezoning. She said until designated and stated what it will be, she is against it. She said she is concerned that it could become a sludge pond or dairy farm and concerned how it will impact the area.

Mr. Kopec clarified for the citizens that the property is in Commercial Point and they have a set of rules for what would be permitted for the property. He said no agriculture or industrial facilities would be permitted under this. Ms. Plybon advised the Zoning book is available to view on [CommercialPointOhio.gov](http://CommercialPointOhio.gov).

Ms. Penny McCallister said she understand the concerns but asked if there could be trees planted or some kind of barrier so the neighbor does not have to look at the dumpster. Mr. Kopec said it is something they can look into.

Mr. Joe Hammond thanked council for volunteering their time. He asked for clarification, if the zoning is granted, they still need to go to council with a plan, correct? He said he understands the concerns, but his understanding is council can put certain demands or request in or council could deny the application if the owner does not comply.

Mr. Goldhardt clarified this is just a public hearing which is why they are not getting into the issues deeper. He said this is to hear all of the concerns residents may have. He said they will listen to all comments, closed the public hearing and then open the Zoning Meeting, which is where issues will be discussed.

Mr. Rick Williams said his concern if there are standards? He stated it is in a low lying area and asked if it will be built up? He also asked if the building will be stick built, block or pole barn? He asked if the city has on standards on this and will it be as nice as Pettit's? His concern is it will

**Village of Commercial Point  
Conditional Use Public Hearing  
Struckman Rezoning: L2800060004300  
July 25, 2019 6:00pm**

impact the value of the property owners currently there? He said he just wants to keep his property value up.

Mr. Kopec advised as a point of clarification there are standards in the zoning book.

Mr. Michael Jameson said his only thought is with changing the zoning without a plan, it could impact any sales in the future. He said he thinks there needs to be a reason/plan or there should be hesitation.

Mr. Chris Herboltzheimer said he is skeptical because it is agricultural now there is quite a bit difference in taxes from agricultural and commercial land. He said he would ask why if there is no agenda, why rezone now vs waiting until there is a plan. He said it sounds to him like there is an agenda.

**Adjournment:**

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

 8/22/19

Dan Kopec, Chair

8-22-2019