

**Village of Commercial Point
Zoning Commission Meeting
July 25, 2019**

Chairman Dan Kopec called the meeting to order at 6:21pm. 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.

Ms. Plybon motioned, seconded by Ms. Mowery to approve the June 27, 2019 Minutes. All in favor, motion approved.

New Business

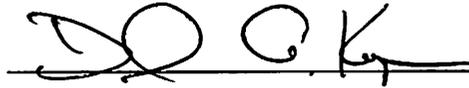
Mr. England asked Mr. Struckman if he can share more information about what he predicts for the property. Mr. Struckman said he has been approached about the property but at the moment he is not permitted to disclose who it was. He said it will not be a dairy farm or hog farm. He said he has been on it since 1964 working it and owned it since 1994. He said he understands the concerns, but also understands it is his property that he has worked and paid taxes on it. He said it will be improved. He said currently there is not a contract on the property. He said if we are going to be prepared for business, it has to be zoned ahead of time because people do not like to wait. He said it will provide taxes for the village and create jobs. Ms. Plybon asked if he respects and understands the concerns. She asked if he is willing to try and help those with natural landscapes and stand by that when he is discussing the property with others. Mr. Struckman said currently the rural look is bare ground and he does not understand what she is asking. Ms. Plybon clarified, landscape to hide the dumpsters or tree lines. Mr. Struckman said any business would want it to look nice, but he believes those requirements are in the book. Ms. Plybon said council has mentioned multiple times they want to do something with the old town area and others have mentioned it as well. She said she does not think you can do that in the park area. She said having a park and walk feel would be nice for the people in town. She said they are installing bike and walk paths and that is accessible. She said there should be a way to meet the needs of those invested in that parcel and appease those around. She said maybe give back to the community a way to enjoy that parcel. Mr. Struckman said he cannot tell whoever buys the property what is needed, council will tell them. He said he really does not understand what she is asking for. Ms. Plybon asked if the company that is interested falls under neighborhood district? Mr. Struckman said no. Mr. Goldhardt said he was looking at neighborhood commercial also. Mr. Struckman said that does not allow for a building large enough for what is possibly needed. Mr. Goldhardt said a neighborhood commercial seems to be more towards if you are surrounded by residents. He said to go with general commercial with a place surrounded by houses, does not fit into a neighborhood. He said his concern is with general commercial they end with a huge building and with residents on two sides and streets in a school zone, he does not think general commercial is the right way to go. Mr. Struckman said in the general commercial you are allowed smaller business also. Mr. Goldhardt said he understands it needs to be rezoned to sell the property, but for the village to change to general commercial without knowing what is coming in, he does not think this is the place for it. Mr. Struckman said they know they need business in Commercial Point to help. Mr. Goldhardt said he is not opposed to small business in town. Ms. Plybon said the parcel is fantastic but would be great to have smaller shops to walk to and possible farmers markets, or possible splash pad as requested by a resident. She said she would like to have something that looks like a community.

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ZI McCoskey addressed the board and residents. He advised the residents of the zoning maps behind the board members and explained what they were. He explained these are available at any time for anyone to come look at them.

Adjournment:

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

 8/22/19

Dan Kopec, Chair

8-22-2019