

**Village of Commercial Point
Conditional Use Public Hearing
19 West Street
24 East Scioto Street
April 22, 2019**

Chairman Dan Kopec called the meeting to order at 7:00pm. 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.

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Ms. Plybon asked about the new entry way into Walker Point will impact the Church. Mr. Hill advised it will not because it is located two doors down. Mr. Hill advised the Church was previously meeting at the school. He initially was looking at turning the building into residential but the church approached him about renting it, he agreed. He said this is a temporary meeting place until they can afford to build a church. ZI McCoskey granted temporary use of the facility for 7 weeks until such time the official permit can be approved/denied. Mr. Kopec asked about the number of people it can occupy. Mr. Hill said once the Fire department inspected it can hold approx. 150. Mr. Kopec asked about available parking. Mr. Hill advised currently there are 20 available spaces in the back but they are also using the parking at the CP Men's Club. Mr. Kopec asked if there is anything in writing from the CP Men's Club granting permission. Mr. Goldhardt said there probably isn't anything in writing but the CP Men's Club did verbal agreement. Mr. Kopec said he would like to see something in writing from the CP Men's Club. Mr. England verified if the 20 spaces is after the playground was removed. Mr. Hill said yes. It was asked if it is blacktopped and lighted in the parking area. Mr. Hill said yes, except where the playground was, it has gravel. Mr. Kopec asked how often they meet. Mr. Hill said currently just Sunday evening. Mr. Kopec asked if anyone has thought about traffic concern and possibly having someone direct traffic if that becomes an issue. Mr. Hill said he believes before that would become an issue, they would utilize the CP Men's Club parking lot. Mr. Kopec asked about bathrooms, shower facilities or kitchen facilities. Mr. Hill said there are three restrooms, no shower facilities and there is a sink and microwave available. Ms. Mowery about the noise ordinance and the church. Mr. Hill said he cannot imagine it would be worse than the 70 kids they had.

Mr. Goldhardt asked if there were any Citizen comments? No comments.

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Mr. Hill said they closed the Lighthouse Daycare center and rented to a church. Then he was contacted by this tenant who previously had a daycare. This tenant was shown a few of his properties and decided on the property at 24 E Scioto Street. He discussed with ZI McCoskey the steps needed to have the building zoned correctly. The soon to be tenant has already had the Fire Department and Health Department in to inspect the location and they have hired an architect to do what needs to be completed to meet the county requirements. A copy of the drawing was supplied to members of the Zoning Board. He said in order to turn this building into a daycare there will also be a 20x30 area in the back for a playground, fenced in. He said to get to the playground you will walk out the backdoor. Mr. England verified the current parking area which will remain and verified the fenced will go to the backdoor. Mr. Kopec asked how many kids the Fire Marshall will allow. Mr.


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Hill advised 40. Mr. England asked if the fence will go behind Mo's. Mr. Hill said no, just 20 feet off the parking lot. Mr. Kopec asked if additional lighting will ne needed. Mr. Hill said she may put a light on the building, but the hours will be 6:00am-6:00pm. Mr. England said that could be an issue because it could shine into the adjacent properties. Mr. England asked about the drop off area. Mr. Hill said the main drop off area will be up front but there is also a parking area in the back. Ms. Plybon said she knows the traffic can be tough in that area. Tina Grabins, 18784 London Rd, Circleville, Oh 43113 addressed the board. She said the front of the building will have a security system and the kids will not be able to touch the button. The door will only be able to be unlocked by the person in the office, which includes allowing the parent it enter and exit as well. Mr. Goldhardt asked if she has received her approval from the state. Ms. Grabins said yes, she has been working with the same licensing agent. Mr. Goldhardt asked if they have any requirements on the outside of the building. Ms. Grabins said no, you have to have 36 sq. foot per child to play and they have to have different group time for ages. And it has to be fenced in. She said she is looking to have privacy fence all the way around. Mr. Goldhardt asked if there will be any gates. Ms. Grabins said no. Mr. England said his concern are cars coming in the morning. Ms. Grabins said they are staggered coming in so she does not anticipate issues.

Mr. Kopec asked for citizen comments. No comments.

Adjournment:

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

Dan Kopec, Chair

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