

**Village of Commercial Point  
Planning & Zoning Commission Meeting  
August 22, 2019**

Chairman Dan Kopec called the meeting to order. Roll Call was taken with the following members present: Mr. Kopec, Mr. Goldhardt, Ms. Mowery, Mr. Legg and Ms. Plybon. Mr. England was not present.

Mr. Goldhardt motioned, seconded by Ms. Mowery to approve the July 25, 2019 Struckman Public Hearing Minutes. All in favor, motion approved. Mr. Legg motioned, seconded by Ms. Plybon to approve the July 25, 2019 Zoning Commission Minutes. All in favor, motion approved.

**Citizen Comments:**

Mr. Rick Williams asked what is being put on the Struckman property. He said everyone else has to provide information when building. He said he is concerned because if it is a business it is across from his sister and there will be dumpsters and without proper fencing it could be handfull.

Roxanne Lawless said she does not see where Commercial Point needs a Dollar General store or a Strip mall. She said she would like to see the town keep its integrity. She said on the outside of town it would be ok, just not in the town. She said you can go to Grove City, Ashville or South Bloomfield if you want go to one of those.

**Old Business:**

Struckman Re-zoning Application: Ms. Mowery said she understands they do not want to discuss and share what is going in but if you want to be part of the community, then they would want to come in here and be a part of it. She said she is struggling with them not wanting to share what the thought is now. Ms. Plybon said she agrees but she remembers it was in preliminary talks and nothing was in writing about this request. She said she understands this is to be ahead of the game in case something should solidify the deal. She said she feels this is the reason they have no information. She said she has also given it thought and respects Mr. Struckman's position and that it is his property, but she had an issue with it being general commercial, she does not have an issue with it being neighborhood commercial. She said she agrees with Ms. Lawless that we are close to many stores like that and we could maintain some sort of uniqueness. She said we could allow for small business and the community will rally around the small businesses. She said she would like to see the town have something for everyone. Ms. Plybon said that land has opportunity to have a gathering point. She said they are the Planning and Zoning Commission so they just don't decide what plot of land is zoned, they plan out the community as well. She said she like to see something that brings us all together. Mr. Struckman said he has asked them to re-zone his property to a business district, which is in the zoning book. He said if they are not prepared to have a business district, then remove it from the book. He said he is following what has been approved. He said they do not know if there will be multi-shops there, but it has to be approved before anything can be done. He said nothing can go out there or get approved if it's not in the book. He asked where else in Commercial Point would they have a shop of any kind? Ms. Mowery said its not that they don't want the shop, its just the unknown. Mr. Struckman said they will know before business will start because they have to come before them before they can do anything. Ms. Mowery said she does not mind business, small business is good for Commercial Point. Mr. Struckman asked what does it takes to do this then? He said something needs to change. He said they tell him they want

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businesses to come into the village but their words and actions do not. Ms. Plybon said the way the application works they are solid on neighborhood commercial and she was thinking if they can accommodate their idea and grant a variance to allow it to remain neighborhood commercial and do a variance if they are concerned about building size. She said neighborhood commercial spells out certain hours and same types of business allowable in general commercial. She asked if this is something he can consider? Mr. Struckman said he can't deal with them because he is not the one building it, they need to deal with them. Ms. Plybon asked if they can talk about his application going thru neighborhood commercial and when they come through, then they can work on the details with them. Mr. Struckman said they are talking about a building that is too big for neighborhood commercial. Mr. Legg said several residents made it clear they do not want a commercial district at all there. Mr. Struckman asked where they can place it? He said the property is for sale if anyone wants to purchase it. Mr. Goldhardt said they do want the village to grow but as he stated in the last meeting, if they recommend to council to approve his land for general commercial, and the deal falls through, then it means he could cut another deal with someone and there is no limit to the company that could appear there. He said he feels by not knowing what the plans are, it is opening the village up. He said he sees something huge and that destroys the property values. Mr. Struckman asked why it is in the book? Mr. Goldhardt said they also have in the book neighborhood commercial. Mr. Kopec said no one on the board is opposed to new businesses or growth but they have to be strategic about what they are doing. He said they need to be more selective and have a plan to move forward and still be fair to the residents around it. Mr. Goldhardt said the next step is to vote a recommendation for Council, then it goes before council for approval. Mr. Kopec asked for a motion to deny or approve the application. *Mr. Goldhardt motioned to recommend to council to deny the application to re-zone the property to General Commercial, seconded by Mr. Legg. Roll Call: Mr. Legg-Yes, Ms. Mowery-Yes, Ms. Plybon-Yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes. All in favor, motion approved.*

Walker Point Re-zoning Application: Mr. Shawn Lanning, Watcon Engineering. He displayed maps for the committee to view. He explained the layout of the homes and roads. He said it will be completed in two phases. He addressed the cluster mailboxes, said they can be located pretty much anywhere but in design he has contacted the postmaster for input. He said he centers them where he would feel safe to walk to as well as his child. He said he makes it as convenient as possible. Mr. Kopec asked for the rationale behind the cluster boxes. Mr. Lanning explained it is now a law to set them up like this. He discussed the 5 acre central park. He said they will place a bike/walk path through around the park as well as a gazebo. He said he does need to know do they want him to put the path in the right of way or a sidewalk? Mr. Legg said there is not a lot of room to bring a road in front of the school. Mr. Lanning said no there isn't and what they have done is spoken with the Spencer's which shows an extra 30 feet that they may purchase. Mr. Goldhardt mentioned that is close to Mr. William's house and asked why they can't center it. Mr. Lanning said if the village will allow it he will plant trees to provide some privacy for the Williams. Mr. Moncrief said there has been traffic studies done. The committee shared a concern about the existing traffic and how it will be worse with this. Mr. Plank suggested that tonight they vote on the rezoning and table the preliminary. *Mr. Legg motioned to approve the re-zoning to PRD, seconded*

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*by Ms. Mowery. Roll Call: Mr. Legg-Yes, Ms. Mowery-Yes, Ms. Plybon-Yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes. All in favor, motion approved.*

**New Business:**

Committee Terms: Mr. Goldhardt discuss changing the terms of the members to 3 years. He said it would be best for the committee moving forward that not everyone drops off the committee at the same time. He said it would be best if only 2 dropped at a time, then the other two could assist in the transition. Mr. Goldhardt will write something up for them to review and vote on for the next meeting. The text amendment will need to address 1139.01 to change the terms from 4 years to 3 years.

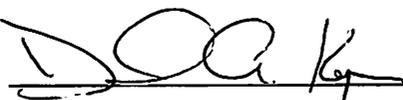
Mr. Moncrief addressed the committee regarding the acreage allotment for horses. He gave an overview of the Ramsey property that would like to annex into the village for services, however, they have horses which is currently against the zoning amendment. He said the Ramsey's has 75 acres. He is asking the committee for recommendation to change this to include horses as an exception, on a certain allotment of acreage. Mr. Goldhardt said he feels this body has already made the decision and if council would like to change this, they should make the change. The committee agreed.

**Additional Items:**

Mr. Legg discussed how he feels communication should be better between the committee members. He said he was not aware of the Public Hearing this evening and feels they should be better prepared.

**Adjournment:**

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

 9/26/19

Dan Kopec, Chair

9-26-2019