

**Village of Commercial Point
Re-zoning Application, Walker Point Phase 4
August 22, 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. Legg and Ms. Plybon. Mr. England was not present.

Mr. Kopec explained this meeting is only on the re-zoning application for Walker Point Phase 4. He asked Mr. Craig Moncrief to come forward and discuss the application. Mr. Craig Moncrief, Plank Law, introduced Shawn Lanning with Watcom and Mr. Don Plank from Plank Law Firm. He advised they are there to present both the subdivision and re-zoning preliminary plans for a proposed development by Maronda Homes. He gave background on the property as 32 acres and advised it is an extension of Walker Point 3. He said there are 4 acres that was already in the VOCP and the remaining 28 acres was approved for annexation on July 19th, 2019. He said they entered into a pre-annexation agreement in May with the village and discussed potential development, open space, planned infrastructure, etc. He displayed a site plan for the committee and explained there are 98 homes planned with a new access drive to West Scioto Street and connection to Walker Point 3. He said they have 4.7 acres of planned open space. He said they are looking to get both approval on the subdivision preliminary plan and the re-zoning application. He said they are looking to re-zone to the planned residential district. He said included in the preliminary plan is a zoning text, which goes thru the detail of this project and includes deviations from the zoning code. Mr. Kopec explained this meeting is strictly a re-zoning meeting and if they wanted to discuss preliminary they need to do that at a separate time or during the next regular meeting. Mr. Goldhardt confirmed this is strictly about the re-zoning. Mr. Moncrief said he wanted to let them know there have been discussions with the neighboring property about purchasing their property and adding it to the development.

Citizens Comments

Mr. Rick Williams addressed the Zoning Board. He said he understands the road will be beside his house and directly behind him will be a new house. He said it is disappointing, he knew one day there would probably be homes behind him. He said the thought of the road, traffic lights and possible additional trash in the yard is disappointing. He said the place where they want to build a model home, used to be the high school sewer. He said the ditch is full of things. He said he was not sure you could build a basement there. He said he just found out no one claimed the land it was quick deeded behind 27 west Scioto Street.

Mr. Gary Joiner addressed the Zoning Board and thanked them for volunteering for this committee. He said this the most important committee they have and they will set in place a lot of requirements for the following groups to have.

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