

**Village of Commercial Point
Zoning Commission Meeting
May 23, 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. England and Ms. Plybon. Alternate Mr. Legg and ZI McCoskey was also present.

Mr. Goldhardt motioned to approve the May 9, 2019 minutes, seconded by Ms. Mowery. All in favor, motion approved.

Old Business:

Wording Change for 1195.04 sections C and E: *Mr. Goldhardt motioned, seconded by Ms. Plybon. Roll call: Ms. Plybon-yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes and Mr. England-Yes. All in favor, motion passed.*

Wording Changes for 1195.04 sections A, B and D. *Ms. Mowery motioned, seconded by Ms. Plybon. Roll call: Ms. Plybon-yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes and Mr. England-Yes. All in favor, motion passed.*

Agreed Upon Definition Changes : *Ms. Plybon motioned, seconded by Ms. Mowery. Roll call: Ms. Plybon-yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes and Mr. England-Yes. All in favor, motion passed.*

Proposed Wording Changes for 1153.04 *Ms. Plybon motioned, seconded by Ms. Mowery. Roll call: Ms. Plybon-yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes and Mr. England-Yes. All in favor, motion passed.*

2019 Planning & Zoning Commission Rules *Mr. Goldhardt motioned, seconded by Ms. Mowery. Roll call: Ms. Plybon-yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes and Mr. England-Yes. All in favor, motion passed.*

Westport Homes Presentation

Molly Gwin, attorney for Westport Homes and Terry Andrews, VP of Land Acquisition & Development addressed the committee. Ms. Gwin advised they met with administrative staff a week ago and they advised them to meet with the Zoning Committee. Ms. Gwin explained there are going to be 190 homes, and the property is already zoned under an existing PRD under the township and recently annexed into the village. She said a zoning text has been bedded with them and there has been negotiations regarding sewer & water lines extensions. Ms. Gwin said procedurally where we stand is the first phase of annexation was 34 acres into the village on May 6, 2019. She said those documents have been transmitted back to the Secretary of State in order to finalize the annexation with it becoming finalized on June 5th. She said the annexation is in two phases because there is not contiguity with the village border with the whole site. She said the total track it 62 acres. She said it is the developers hope to start construction on the first phase of annexation which is 78 homes. She said the look of the project will be similar to Chestnut Commons. She said the hope is to start construction on the initial phase annexed. She said there has been a pre-annexation agreement entered into by both parties. Mr. Kopec asked when they are projecting to start. Ms. Gwin said as soon as they can get approval from this body and council they would like to start asap. Mr. Kopec

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asked if they have permits from the Ohio EPA. Mr. Andrews said they have the drawings for the first phase and the Village Engineer is reviewing it and once he has signed off it can be filed for the PTI. Mr. Andrews distributed copies of maps and described the layout. Ms. Gwin said the map shows a comparison of the existing zoning and the zoning they are proposing and it shows the open space is greater by 4 acres and it also shows a multi-use path. Mr. Andrews said there will be sidewalks where the pond is located. Mr. England asked if the retention ponds are public use. Mr. Andrews said yes. He said the HOA will manage those. Mr. Legg asked about the width of the streets. Mr. Andrews said some of the right of ways are 50ft and some are 60ft. He said pavement width are 26ft, 32ft and some 36ft, it depends on the classification. Mr. Andrews said this is the preliminary plat before them but they have already started the engineering portion. Ms. Plybon said they were concerned with street widths. Mr. Andrews said he is not sure what street widths are for Southern Point but Engineer Grosse will review and analyze the roads. He said it depends on the traffic. Ms. Plybon asked about tree lined streets. Mr. Andrew said yes there will be tree lined streets. Ms. Plybon said as a driver through Southern Point, the trees are not clipped and they are difficult. She said it is important to them to have better provisions. Mr. Andrews said the trees planted back in the day are not a good street tree. Mr. Andrews shared the preliminary plat with them which displays the street widths. He said the main street coming in is 36 ft wide. Mr. Kopec asked if they will need to install a pump station? Mr. Andrews said they will help upgrade the existing pump station. He said this is informal and they will make a formal application. Ms. Gwin said they are just seeking input on what they would like to see. Mr. England asked if they were familiar with Walker Pointe? He said he encouraged them to drive on Walker Pointe Road, the first entrance and notice how wide the street is. He said cars can park on both sides and a car can still drive in the road. He said he lives in Chestnut Estates and the streets are narrow. He said he understands there is new zoning but there is nothing against making the street wider as long as engineering approves it. Mr. Andrews said it is a double edge sword because sometimes you make streets too wide and it encourages speeding. Mr. England said he does not disagree but that is an issue for the Mayor and Police Chief. He also said the lots could be a little larger, he feels 10 feet between houses is not enough. Ms. Plybon said she lives in an older development and the lots are larger and spacing between homes is more. Ms. Plybon said there is not an issue with selling homes in this area, she would like to see something in the lines of an R3 or a hybrid of an R3. Ms. Gwin said the value of the homes should start in the low \$200 and go to \$350's. She said today's buyer time is the most valuable commodity and they do not want to be cutting grass every weekend, they want the upgrades in the home, etc. Mr. Andrews said there will be a lot of curves and with that houses will not be 10 feet apart. Mr. England said he understand this is preliminary but is he looks at other Westport developments will he see the same. Ms. Gwin said typically yes. Mr. Andrews said they are looking at different areas in the village and he sees areas that may do larger lots but this was planned over a year ago and it's hard to look back now. Mr. Legg asked if they are looking for upgrades to Durrett Road? Mr. Andrews said they had a traffic study done and they will participate if there are some improvements on State Route 104. Ms. Plybon discussed the difficulties currently on Durrett road. She asked if they have spoken with the school district. Mr. Andrews said yes. Ms. Plybon asked if they have plans to continue with the original agreement. Ms. Gwin said they are doing final engineering and they appreciate the feedback they can certainly make some changes but not the entire site plan. Mr. Goldhardt asked if the lots shown on the map and if they are existing Southern Point lots? Mr. Andrews said yes. Mr. Goldhardt said

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those are smaller than what is being proposed. Ms. Gwin said the existing approved plan has more lots, less open space and more homes so they feel what they are proposing has more open space and less units. Mr. Kopec said he noticed on the West side there seems to be a 5 foot drop and everything from the farm field is coming towards the backside of the property. Mr. Kopec said he is concerned about that drop and it backing up into the property. He is concerned about flooding people's back yards in heavy down pours. Mr. Andrews said they have catch basins. Mr. Kopec said those catch basins are not that big and asked for another option.

New Business:

a. Fences/Hedges: ZI McCoskey said 4ft is standard for line of sight in most areas for the front yard. Ms. Mowery is ok with 4ft as long as it is moved back. ZI McCoskey said it normally if fine unless it is on a corner lot. Ms. Plybon said in the book it stipulates 3 ft. ZI McCoskey said he cautions people to be on their own property lines and not build on an easement. He said HOA's also play a part. Ms. Plybon said she agrees with the 4ft as long as it does not obstruct the line of site. Mr. Kopec said they can take a step further and add verbiage to include the corner lot. Mr. Goldhardt said he feels it currently spells it out clearly because the resident has to apply for a permit and the ZI will need to explain if it will obstruct the view. ZI McCoskey said he reviews every site and application. He believes there is enough room to in the current verbiage to work it out. Mr. Kopec asked for a motion to change to location and front set back fence height 1181.07. *Ms. Plybon motioned for it to be changed to 4ft, seconded by Ms. Mowery: Roll Call: Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes, Mr. England-Yes, Ms. Plybon-Yes. All in favor, motion approved.*

b. Letter to council -Mr. Goldhardt since they decided to change the definitions in the zoning part on the book they should also change it in the sub division part of the book so they all match. Mr. Kopec asked for a motion to change the proposed changes on 1103.02 for Building and Structure. *Ms. Plybon motioned, seconded by Ms. Mowery: Roll Call: Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes, Mr. England-Yes, Ms. Plybon-Yes. All in favor, motion approved.* Lot Coverage: appears in the zoning portion. Proposed changed of lot coverage. Mr. Kopec asked for a motion to approve the Lot Coverage change: *Ms. Mowery motioned, seconded by Mr. Goldhardt: Roll Call: Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes, Mr. England-Yes, Ms. Plybon-Yes. All in favor, motion approved.* Mr. Goldhardt said 1195.04 was changed he feels 1195.02 can be deleted. Mr. Kopec asked for a motion to deleted 1195.02. *Ms. Plybon motioned , seconded by Ms. Mowery: Roll Call: Mr. Kopec-Yes, Mr. Goldhardt-Yes, Ms. Mowery-Yes, Mr. England-Yes, Ms. Plybon-Yes. All in favor, motion approved.* Mr. Goldhardt asked if they need a letter sent to council requesting these changes. AA Baldwin stated it is her understanding an email from Chairman Kopec should be sent to FO Hasting requesting these changes.

8. Additional Items

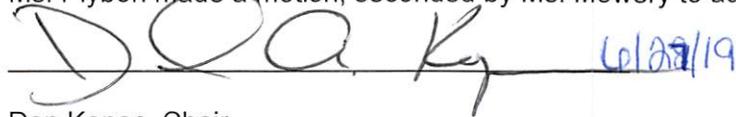
Ms. Mowery asked about a person in Walker Pointe who is making their home into a duplex. ZI McCoskey said he has been informed and has looked into it. He said when he previously looked into it, it appeared it was just land scaping. Ms. Mowery said no, she has photos. ZI McCoskey said they have a similar situation in another development the issue is he cannot go onto property and take pictures without probable cause. He said he has to build a case for this agency to build a violation.

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Mr. McCoskey distributed a process flow chart of an annexation. He said what WP failed to mention Phase 1 has been annexed and before they will start building houses it will be a good year because they need to have sewer and water first.

Adjournment:

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

 A handwritten signature in black ink that reads "D. Kopec" followed by a date "6/23/19" written in blue ink.

Dan Kopec, Chair