

**Village of Commercial Point  
Planning & Zoning Commission Meeting  
September 26, 2019**

Chairman Dan Kopec called the meeting to order. Roll Call was taken with the following members present: Mr. Kopec, Mr. Goldhardt, Ms. Mowery, Ms. Plybon and Mr. England. Alternate Legg was also present.

Mr. Goldhardt motioned, seconded by Ms. Plybon to approve the August 22, 2019 Walker Point Phase 4 Rezoning Public Hearing. All in favor, motion approved. Mr. Goldhardt motioned, seconded by Ms. Mowery to approve the August 22, 2019 Zoning Commission Minutes. All in favor, motion approved.

**Citizen Comments:**

Mr. Kevin Kraft, resides on State Route 104. He asked what was going on with Foxfire. He said he has heard rumors, but looking for the facts. Mr. Kopec advised they will discuss it under new business. He also asked if it would make his house go up in value and what are they going to do with 104.

**Old Business:**

Walker Point Phase 4 Preliminary Plat: Mr. Don Plank, Attorney for Maronda Homes addressed the commission. He reminded that last month they approved the zoning but there were two issues. He said one was the width of the streets. He said because this is Walker Point #4 they will keep their streets the same width as Walker #1, 2, and 3. He said they are asking for that restriction to be waived as a part of their approval. He said the more pressing issue is how they treat the entrance. He said they believe they are in agreement with the Spencer's and have forwarded the copy to their attorney. He said it will be a part of their plat and it will not be rezoned because it is already R3. He said they go from a distance from 79 feet from the drive to the property to the East and the West. He said the residence will remain occupied and unaltered until lot 43 has been completed. Mr. Kopec asked what phase lot 43 is in. Mr. Shawn Lanning, Watcon Engineering advised it is in Phase 1. Mr. Plank said one of the things they agreed to in the pre-annexation is they would bring the school drive, with the cooperation of the village to that site so it goes across and then they can expand the sidewalk to get people walking to school from that location. Mr. Legg asked if the school is onboard with this idea. Mr. Plank said they told the village they will need to approach the school district and he is not sure why they wouldn't. Mr. Plank said they also will have a bike path to the school and the back alley without getting on the main drag. Mr. Goldhardt asked if the bike path could be 8 feet wide. Mr. Lanning said he did not see that as an issue. Mr. Lanning said the developer would like a concrete sidewalk, but its up to the commission. Ms. Mowery said she would rather see asphalt. Mr. England said he believes it should match what we already have. They agreed to asphalt. Mr. Legg asked if anyone has discussed with Mr. Williams about the road coming by his house. Mr. Lanning asked Mr. Spencer if he has shared the plans that were dropped off. Mr. Spencer has not. Mr. Legg asked Mr. Spencer if he has an arrangement he is comfortable with. Mr. Spencer said yes as long as they have an agreement they can all agree on. Mr. Legg stated at the last meeting they said a traffic survey was completed, he asked who conducted the survey and what was the outcome. Mr. Plank said the results said there were no issues at this location but he did not have the exact traffic survey. Mr. Legg asked how wide the streets were in existing Walker Point. Mr. Lanning said he was not sure, but he believes the same width they are proposing. Ms. Plybon

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said it is less that what is in our book because they are asking for a waiver. Mr. Legg said our book says the minimum is 30 feet and he is not sure why they are stuck on 28 feet. Mr. Plank said there is the width of the right of way and the width of the pavement. He said if he increases it the house will be setback and they felt it would be best to keep the same setback. Ms. Plybon and Ms. Mowery discussed having parking on one side of the street because it would be tight. Mr. Lanning said they would have the cluster mail boxes on the same side as the fire hydrants and Mr. Plank said they would provide the signage. Mr. Goldhardt thanked they for addressing the entry way concern. *Ms. Plybon motioned to approve the plans presented, contingent upon changes discussed, seconded with Ms. Mowery. Roll Call: Ms. Plybon-Yes, Ms. Mowery-Yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes and Mr. England-Yes. All in favor, motion approved.*

Commission Term discussion and vote: Mr. Goldhardt suggested changing the term to three terms and at the beginning 2 of them will drop off at the end of the first year, two people the following year and the remaining the third year, this way they are in a rotation and only replacing two members each year verses all at once. Mr. Kopec asked how to decide to goes. Mr. Goldhardt said first they have to approve this and present it to council. He said council has to approve an ordinance to change the Zoning Code book. He said until they change the book they really can't do anything. He proposed they recommend to council to change the wording and then once it has been changed it will come back to them and they can then decide who will fall off. Mr. Kopec asked how long it will take. Mr. Goldhardt said council needs to do three separate readings or if they wish they can suspend the readings and do it on one night. Mr. Kopec said he just wants to make sure it is completed by December. *Mr. Goldhardt made a motion to recommend council change the Zoning Code book from the existing term agreement to the proposed term agreements, seconded by Ms. Plybon. Roll Call: Ms. Plybon-Yes, Ms. Mowery-Yes, Mr. Kopec-Yes, Mr. Goldhardt-Yes and Mr. England-Yes. All in favor, motion approved.*

Mr. Goldhardt asked who is putting the letter together for this change. Ms. Plybon said she will put the letter together. Mr. Goldhardt asked if she could get it written and signed and off by the commission members, then sent to council.

**New Business:**

Mr. Aaron Underhill, Attorney with Underhill and Hodge. He also introduced Josh Barkin of M/I Homes. Mr. Underhill presented some history on M/I Homes. He said they have found older golf courses to be ripe for redevelopment. He said this one is very similar to the Minerva Park project they did. He said it is only the Foxfire portion of the course, the Players Club and driving range will remain. He said they are negotiating a pre-annexation agreement with the administration. He said drafts have been exchanged and they are in the process of finalizing that. He said it is a big community they are talking about, approx. 444 units. He said it will take time to develop. He said M/I is finding people are wanting to have open spaces for gathering and recreation onsite so there is

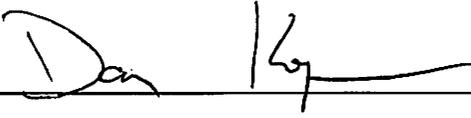
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a generous amount of open spaces. Mr. Josh Barkin, VP of Land M/I addressed the commission. He said it was about a year about they began this process. He said they are planning to redevelop just Foxfire, the driving range, the Club House and Players Club will remain. He said M/I is very excited because they have not been in the Southwest Corridor of Ohio in a while. He said the plan is for 444 units, but also in contract with a property owner to the south for an access point. He said they have put together a plan that meets the current housing plan. He said a lot of people like green space they do not have to take care of. He said the product here is very similar to Minerva Park and Darby Fields in Plain City. Mr. Underhill also mentioned they have a community clubhouse that will be private and will not be part of the golf course. He also said they felt in a community of this size it is important to have an amenity like this as well as a pool. He said the area flex B may have twin singles in this area. These would be attached two unit projects, they would not be for rent though. He said this will be determined at a later date. Mr. Barkin discussed the ranch plans they offer. He also discussed a possible ranch only section in the development. Mr. Underhill said he has heard rumors of a phase 2, however this is not the case. He said there is not current contract for that. Mr. Barkin said the lots are 54 and 60. He said a typical lot is 40 foot box and they have the ability to do a 4 ft storage bump on the garage. He said on the 60 you have the option of a 3<sup>rd</sup> car garage. He said almost 50% of sales are people going to a smaller more affordable product, less side yard. Mr. Goldhardt asked if the houses and lots in Minerva Park the same size as what they are looking to build in Foxfire. Mr. Barkin said yes. Mr. England discussed the setbacks on the sides. He said he does like the preliminary designs. He said he would like to see a mixture of design. Mr. Barkin said their smart product is their best seller. He said even though a lot is about lifestyle, it is also about affordability. He said an entry level house is now almost \$300,000. He said they could not be a \$225,000 builder if they wanted because of their standards. He said the quality is there. A resident asked about the property lines. Mr. Barkin said they will remain green space. Mr. Kopec asked about some hold ups they are experiencing. Mr. Barkin said getting the annexation sign by some of the owners but for the most part they are headed in the right direction. He said the only hold up is fine tuning utility related items and a pre-annexation agreement, which they are working with administration. Mr. Kopec asked if they are working with ODOT on the new access to State Route 762. Mr. Barkin said yes. Mr. Underhill said the 762 lane will happen in phase 3. Mr. Barkin said they expect to have a full turn lane on State Route 104 and 762. The commission discussed the next steps with the M/I members. Mr. Underhill asked if they need to come back to another meeting or do they vote tonight. Mr. England said they can recommend to council to rezone to PRD at the next meeting but there will need to be further discussion on the plan. Mr. Goldhardt said they can vote on the PRD tonight and get that recommendation to council and get them rezoned then that portion can be completed. Mr. Underhill said his understanding is the PRD, the Preliminary plan would go along with it and he would be reluctant to have the recommendation on the zoning itself without the plan to go along with it, so they would like to come back to do that. Mr. Goldhardt asked if they can donate the entire meeting next month to this issue. Mr. Kopec suggested the residents come back next month for the meeting to share any concerns.

**Adjournment:**

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

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A handwritten signature in black ink, appearing to read 'Dan Kopec', is written over a horizontal line. The signature is stylized and cursive.

Dan Kopec, Chair

10-24-2019