

Village of Commercial Point
Planning & Zoning Commission Meeting
February 27, 2020

Co-Chairwoman Stacey Plybon called the meeting to order.

Roll call was taken with the following members present: Ms. Plybon, Mr. England, Mr. Anderson, Ms. Blevins, Ms. Mowery and Mr. Ariss.

Motion was made and seconded for the Appointment of Officers.

- A. Chairwoman – Stacey Plybon
- B. Vice-Chairman – Don England
- C. Secretary – Marc Anderson

Motion was made and seconded for the Appointment of Alternate

- A. Alternate – Walter Ariss

Motion was made and seconded for One New Member to Vacancy (2 Year Term)

- A. Vacancy Position – Becky Blevins

Motion was made and seconded for the December 10th 2019 Meeting Minutes.

New Business

1. K Nova Rezoning Application
 - a. Motion made and seconded to continue the discussion at the next schedule meeting
2. Scioto Crossing Phase 2 Rezoning Application
 - a. Motion made and seconded to approve, approved.
3. Set Planning & Zoning Meeting Dates
 - a. Motion made and seconded approving future P&Z Meeting dates to be set on the 4th Thursday of each month through the end of 2020.
4. 2020 Zoning Board Rules
 - a. Motion made and seconded to adopt, adopted.
5. Additional New Business
 - a. No additional new business was presented.

Applicant Representation:

Jack Montino and Terry Andrews from Westerville, Ohio appeared and reported they were representing the proposed K Nova project. Mr. Montino and Mr. Andrews displayed the K Nova project for the attendees present in the room. Mr. Montino and Mr. Andrews explained that the project was pre-annexed in 2016 and annexed in 2017. Mr. Montino and Mr. Andrews pointed out on the map that the properties in orange were designed to be residential, yellow was light manufacturing and purple was

designed to reflect commercial property, by design. They have requested and had traffic studies completed. Mr. Montino and Mr. Andrews reported that the DOT requirements would require turn lanes at this point would be required. Based on increased traffic flow, this could also result in a signal to be installed at the entrances. They confirm that they were not requesting any new ordinances at this time, but simply a rezoning request for a light industrial request. They confirm that the plan is to obey and comply with all current approved zoning and local codes. They do not plan to extend the height of the building above 42 foot. Molly Gwin from Columbus, Ohio was in attendance for any questions regarding Scioto Crossing.

Citizens Comments:

Kyle Smith brought up his concerns in regards to both projects including K Nova and Scioto Crossing. Mr. Smith brought concerns about not being notified by mail about the prior hearings on the rezoning request for Scioto Crossing. He believes that they were sent to the previous owner of his property. Mr. Smith states he is a 6-month resident of 4880 Durrett Road in Scioto Township. Mr. Smith began addressing his concerns with the Scioto Crossing project as he believes that road projects need to be considered including widening Durrett Road and State Route 104 as heavy traffic flowing from Durrett and out of Scioto Crossing will create several delays during rush hour. Furthermore, he expressed his concerns in regards to the K Nova project. Mr. Smith stated he feels there are serious concerns with the NE corner of State Route 104 and Durrett Road as water frequently collects in this area and causes flooding issues. Mr. Smith is concerned that if there is a fuel spill in this area it could collect in this area and cause a public hazard. Mr. Smith also addressed concerns he has that if manufacturing or any other type of development happens in this area that the bright lighting from the buildings or parking lot would reflect through his windows at night causing a disturbance. Mr. Smith also addressed his concerns with the noise volumes that may come from the potential new businesses. He does not wish to have a company that operates 24/7 near his residence creating excessive noise and increased traffic. Mr. Smith also inquired if the soil and water department has been notified completed any type of testing in this area.

Ron John of 10569 State Route 104 of Lockbourne, Ohio addressed his concerns of increased traffic in the area of the K Nova proposed project. Mr. John stated this is a farm community and does not believe this is an area of growth for the community. Mr. John is very concerned about the increased traffic congestion and higher risk of more accidents in this area. He states there is frequently 15 minutes of traffic delays already in this area without this additional businesses being added to the community. Mr. John also spoke of his concerns of Ingress and Egress issues in the K Nova proposed area.

Glen Stepp of 4918 Durrett Road of Orient, Ohio addressed his concerns. Mr. Stepp states he is a resident and lives 3 houses away from State Route 104 on Durrett Road. He explained that he lives in a country setting and wants to keep it that way. Mr. Stepp has issues with the Southern Point neighborhood routing through Scioto Crossing development and creating additional traffic on top of the 191 houses being constructed with an average of 2 cars per household. He has major concerns about the traffic congestion both projects will create in and around his residence. Mr. Stepp also addressed concerns of having well-water along with his neighbors and if there is a fuel or any other chemical spill from the K Nova proposed project it could contaminate his water supply. Mr. Stepp also addressed his

concerns with the value of his property decreasing with the additional traffic flow and the K Nova project within close proximity of his home. He is also very concerned already with the construction traffic congestion that is already taking place near his home before the potential of the K Nova project. Mr. Stepp also wanted to know what kind of businesses would be attracted to this commercialized property and his concern if it was a day and night operation and would cause traffic noise issues throughout the night as he already hears construction and reverse warning noises from the construction equipment from the Scioto Crossings project very early in the morning hours.

Adjournment:

Ms. Plybon motioned, seconded by Mr. Anderson to adjourn... All in favor. Meeting adjourned.



Stacey Plybon, Chair

March 18, 2020