

**Village of Commercial Point
Planning & Zoning Commission Meeting
November 21, 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 October 24, 2019 meeting minutes. All in favor, motion approved.

Citizen Comments:

Mr. Ross Crego addressed the board. He explained that on Thursday mornings they hold Administrative meetings which he is a large part of. He apologized because when the village set up the Planning & Zoning Book and Board, the process of rolling information out to the member was not well thought out. He said the administrative group continued to do what they have always done, but did not understand how things need to come to this board. He said they are working that part and what they have determined is when someone comes in and would like to make a proposal about development or procedure that will involve this board, they will make comments and then send the comments to this board for their review and feedback. He said this way everything happens at one time. He said he has read the minutes and notes and he has a weird sensation we are operating based on how we feel about something and not the bigger picture that impacts the village. He said the administration is open to them to contact for any answers to questions they may have.

Old Business:

ZI Kuzelka discussed the updated zoning text highlighted in red. He said they would go through it page by page. He asked if anyone sees any changes they would like to let him know. Mr. Goldhardt said on pg. 2, section F about the third sentence, there is a sentence that starts off "by the village", he asked if that was a mistake. Mr. Aaron Underhill advised it was a typo. Mr. Goldhardt asked in section 4, under sub areas, Sub area B that starts "the developer shall be permitted to construct" what this was. ZI Kuzelka advised they chose to strike that. Mr. Barkin said they chose to strike the twin singles component and left the option to have a condo type or other product for single family/empty nester things. He said most likely empty nester ranch only, low maintenance section unless the market dictates otherwise. Mr. Goldhardt asked when they will know for sure if they are supposed to vote on this or make a recommendation. He said he thought there was something in the zoning book that stated you cannot have condos in a PRD. Mr. Underhill said he believes Josh used the word condo more in the context of a patio home. He said they do not care if they have that form of ownership and can set it up as common maintenance through the HOA. US John Thompson said their comment was defined slightly. VA Crego said if you look at slightly he is of the opinion any standard applied is a part of this text. He said they may be different but it is covered. Mr. Underhill said the materials in all of the homes are the same, the one thing that stands out is these could be 50 ft wide lots but that is the slight modification. He said when you have an empty nester product they have smaller yards with shared drives and more patio home feeling. Mr. Goldhardt asked if this would be included in the final plat. Mr. Underhill said yes, but before then in the final development plan. Pg. 3. Mr. Goldhardt addressed #4 subarea B. He verified the lots went from 54 ft. and rest of development 50 ft. He asked if there was a set of plans available with dimensions. ZI Kuzelka advised no. Mr. Goldhardt asked if they will come back with the final plat. Mr. Underhill said yes.

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Mr. Goldhardt asked if they are not doing twin singles is there a reason why this should be different than the rest of the development. Ms. Plybon said this is the empty nester area and the rest of the development is family homes. Mr. Underhill said if its traditional single family, you do not see that on a 50 ft lot, he said they can update the language to say only in the context of empty nester. Mr. England asked if there is a square footage maximum for the 50 ft lots. He asked what is the product that would go on a 50 ft lot. Mr. Barkin said it will typically be a 40 ft wide product instead of 50 ft deep it will probably be 60-65 ft deep. Mr. England said he believes there needs to be clearer definition such as square footage. He said the same size in a 50 ft with a requested 5 ft off the property line will be tight. He said he will go into these things later with his concern to include parking also. Mr. Kopec asked if the empty nester will be marketed to 55+. Mr. Barkin said if this is the route it goes they can but if the only difference is the 54 ft lots, he said they can do away with the subarea and have the same standards. He said when it is a low maintenance community and the association is taking care of everything it is conducive to be close to one another. He said the point is not to have too much land and let someone else take care of it. US Thompson clarified that under letter A, #1 it list 432 units, but it was stated 428 units. Pg. 4. Mr. Goldhardt discussed letter C side yards. He said it was his understanding this development is supposed to look a lot like Minerva Park. He said he and ZI Kuzelka did some measurements at Minerva Park and there are 14 ft between houses. He said they can be 5 ft from the property line, but has to be separated 14 ft between structures. Mr. Barkin said that is why they do a 54 ft because the house is a 40 ft box and if someone does not have the bump out, they have 7 ft on each side. Mr. Goldhardt said they didn't allow any bump outs where there 54 ft, He said only place they could have a bump out was located on curbs where it was a little wider, but there was still 14 ft between houses. Mr. Barkin said he would confirm that because he thought they 50 ft lots. ZI Kuzelka said he believes the placement of the bump outs is critical. Mr. Goldhardt said he believes they should require 14 ft between structures. Mr. Barkin said they did an analysis after the last meeting. He said if they go 56 ft and 62 ft lots and have 6 ft sides, they would lose 11 lots, but can do that. Mr. Goldhardt asked if they leave it at 54 ft and ask for 14 ft, would it change anything. Mr. Barkin said yes, but he would give up the 11 lots to offer the storage bump. Mr. Goldhardt mentioned that one of the developments they visited the streets are 26 ft wide with a cluster of mailboxes and he wondered where they parked to retrieve their mail. He said their homes are 10 ft apart and he noticed the had their A/C racks on the side and if they were not offset, you could not get a mower through it. He said maybe they should stipulate they A/C units should be on the backside of the house. He addressed B, 1. A regarding the three car garage. Mr. Goldhardt asked if fits should they choose to require 14 ft between houses? Mr. Barkin said it may not, it would depend on what is on the house next to it. He will go back and review the Minerva text and come back to them with answers. Mr. Goldhardt discussed B, 1 b, "Minimum of 25". He asked if you place 2 cars ion the driveway, will it block the sidewalk. Mr. Barkin said no. Mr. England said one of his concerns with the 54ft lot widths, it limits on street parking. He said with 54 ft it really limits parking and it will become an issue. He said his recommendation is increasing more lots at 60 ft. Mr. Barkin said if they kept it at 10 ft separation, they can add more 60 ft lots. He said they find most people who buy 3 car garages, the third garage is mostly used for storage. He said as he goes back to analyze their options, he will look into that. He said he has the ability to go to 56 & 62 ft lots and have 417 lots. Mr. England asked if that is still 91 lots at 62 ft. Mr. Barkin said actually 92 lots. Ms. Plybon confirmed with the 62 ft that is 12 ft

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between structures. Mr. Barkin said yes. ZI Kuzelka discussed the current trend that most people want their green space. Ms. Plybon said she understands they need to be sensitive to the current trend but also look to the years ahead. Ms. Plybon said she really likes the 56 & 62 ft and asked if the board is comfortable with the 12 ft in between. Mr. England said an increase in the size of lots is a big step in the right direction. US Thompson said he has no personal thought on the side yards but his job is the utility and finance size. He said 16 lots have been taken off the original plan. He said they are getting ready to go out to bid for a 8.5 million dollar plant and he looks at how we are going to pay for that. His thought is those sewer/water taps at \$18,200 and removing those lots is a loss of \$291,200 in fees and about \$11,000 in yearly fees. He asked them to please keep these in mind, there are adverse effects. He said they started with these lot numbers to see how they are going to pay for things. Pg. 5. Mr. Legg said this is the third time he has brought up street widths. He does not understand why they are 28 ft when the zoning code states it should be 30 ft. ZI Kuzelka said the zoning book is a starting point, not a finishing point. He said they are some changes made in the text they caught. Under 4, Street Widths they had 30 ft and it should be 32 ft. Mr. Goldhart asked if the Fire Department is ok with the radius. ZI Kuzelka advised yes, he attends their meetings. Pg. 6. Mr. Goldhardt pointed out sec 2, Open Space & Parkland. He asked about the sentence starting "Reserve areas", he asked if permitted meant we are not cutting the grass? Mr. Barkin said some areas they let it go natural. He said around the pass will be maintained but around the creek they let it go natural. Mr. Kopec asked natural as in let the weeds grow or native seed mix. Mr. Barkin said natural seed mix. Mr. Kopec asked if they can see what the mix looks like. He said he believes it adds value to native mix and wild flowers. Mr. Goldhardt asked if it is conflict to the IPMC code in the village. VA Crego said not that he is aware of, because there is a section that deals with marsh lands. Pg. 7. Mr. Goldhart asked if the A/C units can be placed on the back of the buildings. Mr. Barkin said yes, they can. Ms. Mowery asked about the lighting. ZI Kuzelka said our code requires street lights. VA Crego said since it is not listed, that means our zoning code applies. Ms. Plybon asked about the cluster mailboxes. She said one will be at the community center, will the other two locations be near the formerly known flex area. Mr. Barkin said the bulk of them will be at the community center due to parking. He said if they get the approval prior to going to council, they can do a new CBU plan to be specific. Mr. Underhill said they wanted to make sure in words the commitment of the CBU. He said when they do final engineering they will decide then where to place them. Mr. Underhill said if they do not address something in the text, it automatically defaults back to the zoning code. ZI Kuzelka said in the staff meetings they discussed this at length. Some of the items they felt that was important is the minimum floor space. He said there would be no minimum on the two story home ground floor space. He said they felts 700 sq. ft as a point for the ground floor would be a good place to start.

ZI Kuzelka asked if they can obtain a recommendation to pass this on the contingencies of what was discussed. Mr. Goldhardt said he would like to see them in writing first before they vote on anything. Mr. Barkin said they can update the text. The board agreed to meet December 10th at 6:00pm. Mr. Underhill said he will provide a clean and marked version for the next meeting.

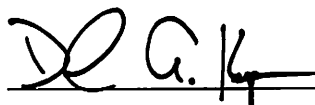
New Business:

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Mr. Kopec asked if they need to discuss the process of bring new people in as he and Mr. Goldhardt cycle off. Zl Kuzelka advised they have a couple of people interest. He said if they are aware of anyone with interest, have them contact him.

Adjournment:

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

 12/10/19

Dan Kopec, Chair

12/10/2019