

**Village of Commercial Point
Planning Commission Meeting Minutes
November 2, 2015**

Mr. Shelton called the meeting to order. Fiscal Officer Hastings took roll call with the following members present; Mr. Laxton, Mr. Sadler, Mr. Shelton, Ms. Evans, Mr. Geiger. Solicitor Hess was also present.

Mr. Shelton introduced the rezoning of parcels L27-0-001-00-617-00 Imler Property; L27-0-001-00-617-02 Jenkins Property; L27-0-001-00-617-01 SI Ohio Properties LLC. Solicitor Hess said they have requested to change the rezoning to a PUD. This is same zoning designation as Chestnut Estates, very incommoding to what we are looking for. Solicitor Hess said we requested increased squared footage per Council and they have complied. Solicitor Hess asked to change page 4. Minimum 7434 square foot, asked to change to 7750 square foot designation. Solicitor Hess reported no other changes to the pre-annexation agreement.

Mr. Tom Hart, Westport Homes reported they have been working from previous zoning text from 1999. He agreed to minimum of 7750 square foot lot size. Mr. Hart said they would change plans and text. Mr. Hart said received concerns from Mr. Struckman and Mr. Ehman that the earlier version of the ponds are not going to be large enough for storm water retention. Mr. Hart asked for recommendation on Imler/Jenkins site if wording can be changed. SI Ohio Properties LLC is part of the annexation however they want R-1 Zoning. Mr. Shelton asked for height of accessory building due to questions asked about lot size rezoning. Mr. Hess said it could be discussed with our zoning. Mr. Sadler asked if there is a sidewalk proposed on the Welch Road side. Engineer Grosse said at this time no, but can be added to final plan. Mr. Shelton would like to get all satellites of the village connected to the village. Mr. Sadler asked about areas marked A, B, C on the map. Mr. Hart said A is a tot lot, B & C are right of way. Mr. Hart said the farmers are concerned there should be a fence along the entire property for safety of small children. Mr. Hart agreed to discuss placing a split rail fence with mesh in between along the property. Mr. Laxton asked if they will place the fence along the existing development. Mr. Hart said it is not in the current plans but could be worked out. Mr. Shelton agrees it needs to be done to protect the farmers and the children. Mr. Hart said they don't own the property any longer and would need to ask bordering property owners. Ms. Evans asked if all lots are sold, most are sold. Mr. Hart said residents are talking about moving into Chestnut Commons, homes are larger and more expensive. Mr. Shelton said it is a nice existing subdivision. Ms. Evans said streets are very tight. Mr. Sadler asked about the street width; 36 foot coming into the main entrance down to 28 foot. Ms. Evans asked is water issues have been resolved. Mr. Hart said we will work on the language, TIF, and expansions. Discussion is part of the annexation agreement not the rezoning. Solicitor Hess said the annexation language needed to be completed before the rezoning. Mr. Hart needs agreements to the property owners before the end of the year. Ms. Evans said timing is a concern for her and wants to discuss further to understand it as a whole. Ms. Evans asked about the school district. Mr. Hart said Jack Mautino talked to Robin Halley and they do not have anything to do with rezoning and is not a land use issue. Mr. Sadler asked if there has been discussion with the Fire Department. Mr. Hart said no, there are hydrants every 3-4 houses. Mr. Hart will share the plans with others. Ms. Evans asked Mr. Hart for feedback from the discussions that will be held with others. Ms. Evans asked about the timeframe from start to finish. Mr. Hart said it depends on the sale of homes and the economy; approximately a 3-5-year project. Mr. Hart said Jack Mautino sent the plan to

**Village of Commercial Point
Planning Commission Meeting Minutes
November 2, 2015**

the school board approximately 30 days ago, has received no response. Mr. Laxton asked why are we rezoning SI Ohio Property LLC. Mr. Hart said Engineer Grosse requested so it can be brought into the village.

Mr. Shelton asked for a motion to adjourn. Ms. Evans motioned, Mr. Laxton seconded. All were in favor. Meeting adjourned.

Randy Shelton, President of Council

Wendy Hastings, Fiscal Officer

*Minutes provided by Paula Baldwin, Administrative Assistant

**Village of Commercial Point
Planning Commission Meeting Minutes
November 2, 2015**