

**Village of Commercial Point
Special Council Meeting
December 11, 2017**

Mayor Joiner called the meeting to order. Administrative Assistant Baldwin took roll call with the following members present: Mr. Geiger, Mr. Townsend, Mr. Sadler, Mr. O'Neil and Ms. Blevins. Mr. Laxton was not present. Solicitor Hess was also in attendance.

Ms. Blevins made a motion, seconded by Mr. O'Neil to suspend the procedural rules. All in favor, motion approved.

Mr. Sadler made a motion, seconded by Mr. O'Neil to allow citizen comments. All in favor, motion passed.

Citizen Comments:

Mr. Ronald Scott said he came tonight to receive more information on the zoning. He said he has a copy of the map. Mayor Joiner pointed out on the map in the area where he lives and advised the property across from him is not a part of the rezoning. Mr. Scott said he is aware of this. He asked if the larger acreage has been sold. Mayor Joiner said no it has not. Mr. Scott asked if they are in negotiations. Mayor Joiner said there are no negotiations at this time. He said we are not aware of anyone that has been looking at it with the exception of larger companies. He said Mr. Glavin could speak to that more direct. He said we have been working with Mid-Ohio Planning Commission and P3 which are development group for the county. He said these groups will come in and say they are looking for light industrial. Mr. Scott said he has heard something about Amazon building. Mr. Glavin said the property is under the ownership of 5 sisters. He said the father passed away a few years ago and left it to the them. He said the sisters are up in age and as of today it is agriculture and being farmed. He said the family has decided to get together and sell the property and this is all the farther they are now. He said there are no negotiations. He said there have been conversations with Jobs Ohio with the Columbus Regions. He said this is valuable real estate. He said it has been marketed by the state but we are still competition with other properties within the state and other states. He said projects like this come in and we get considered or passed on. The City of Columbus pulled everything out with Amazon and we didn't even make the top ten choices. Mr. Glavin said right now we are just getting the property positioned. He said we are in the zoning process. He said what is being presented is what he would call a cartoon because it is just somewhere to begin. He said they have no idea what may come down the path. Mr. Scott asked about an industrial park. Mr. Glavin said it is a possibility but there is so much more that comes in. He said Rickenbacker is surrounded by a lot of ground with alot of infrastructure. He said he really doesn't know. He said he has heard call centers or residential. He said they have not been able to address anything because of zoning. He said at this point they will work with council when information comes in. Mr. Scott asked about a quarry. Mr. Glavin said anything can come along, but it has to be accepted. Mayor Joiner said it has to be accepted by council but he is adamant against a quarry. He said in Harrison Township, Jones is putting in a topsoil business. He said Village Administrator Crego was at the meeting and it was a 2-1 vote. Mr. Glavin said this area is exploding right now. He said Mount Carmel made a huge decision to move the hospital to Grove City, Teays Valley has one of the best school systems and people look for this stuff. Mayor Joiner said there is no one on council including himself that would degrade anything.

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Mr. Joe Hammond addressed council. He we have been working on the zoning book for a long time and it is not current. He asked why the issue of zoning is on the table at this point. He said he worked with these folks for 3.5 years. He asked Solicitor Hess if they are zoned under book A, would you be grandfathered in under those zoning conditions after zoning was re-done. Solicitor Hess said it depends on what stage of construction they are. He said if they passed zoning today and this council would pass re-zoning in February and there has been no construction on that property, then any future construction would be under the new zoning. Mr. Hammond said if council did not approve zoning until 2019 and properties were being built in 2018, it would be built under the old zoning rules. Solicitor Hess said it depends on what part of the construction, then yes it could be grandfathered in. Mr. Hammond said he is in a middle of a mess with Grove City currently. He said it brings to his mind how we control what goes there. Mayor Joiner said we are in the process of putting together a zoning plan to mimic a local municipality similar to us. He said he anticipates this to be done the next 30-60 days. Village Administrator Crego said it will take 60-90 days by the time we go thru the process. Solicitor Hess said he anticipates anyone looking at this property will probably look for TIFF money or if we created a CRA we can put some safeguards in that. Mayor Joiner said he understands the concerns but we are taking care of that. Mr. Hammond said they are doing a better job than he did because they went 4 years and could not get a zoning code. Mr. Hammond said we as a village do not have the capacity to accommodate anything other than possible warehousing unless something has drastically changed in a year and ½. He said when they went through and looked at sewage and water supply with Mr. Grosse, we were not there. He said he thinks this still exist. He said his question, he wonders the urgency of the Special Meetings and waiving the three readings to make this happen at year end. Mayor Joiner said we have been working on this 2 years he has been here, add the three years prior it is a total of 5 years. He said this council has had the privilege to work on it and he believes it something for them to make the decision prior to leaving this year. He said the other part of this is as Mr. Glavin said, as part of being competitive will other like municipalities we need to have this to market this piece of land. Mr. Glavin said they have been presented with many opportunities over the past few years. He said they had a group come in and look at 600 acres for green houses. He said it did not effect the infrastructure. He said the water supply would have come from an aquifer. He said when you look at an industrial use, the needs for water is minimal. He said they have had major users come to them with inquiries who have so much money they use, they will have the funds to support and help build the infrastructure needed. He said he would not be concerned about infrastructure. Mr. Hammond said his biggest concern is water and sewer. He said the warehouse requires hardly any employees. He said his question is how does this put dollars in the villages pocket. Mayor Joiner said Mr. Hammond is asking council to give him answers to questions they do not have the answers for. He said we do have the water and sewer capabilities. He said it is a year's worth of planning before they even break ground. Utility Superintendent Thompson said we are in the process of preliminary engineering with water and sewer to have a plan together in the event we do need it. He said we will be ahead of the game. Mayor Joiner said all of the concerns brought up by Mr. Hammond, we are already working on. Mr. Hammond said his last point is the thing we want the most, is tax from the employees. Mr. Sadler said to him, this is not about raising revenue for the village. He said if they come here we will provide services. Mr. Sadler said he is not voting on this to get more money.

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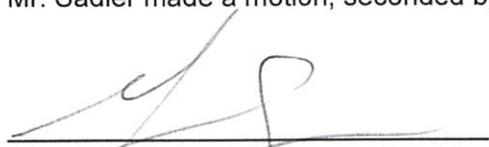
Legislation:

Resolution 33-2017 A RESOLUTION APPROVING THE REZONING OF ±1,102.08 ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO. Mr. Geiger motioned, seconded by Mr. Sadler to suspend the readings. Roll Call: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. O'Neil-No. Motion does not pass.

Ordinance 2017-17 AN ORDINANCE SETTING THE COUNCIL MEETING SCHEDULE FOR THE VILLAGE OF COMMERCIAL POINT FOR FISCAL YEAR 2018. Mr. Townsend motioned, seconded by Mr. Sadler to suspend the readings. Mr. O'Neil asked for meeting dates couldn't it be a motion vs setting it by ordinance. Solicitor Hess said the Ohio Revised Code requires it. Roll Call: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. O'Neil-Yes. All in favor, motion approved. Mr. O'Neil motioned to approve, seconded by Mr. Townsend. Roll Call: Mr. Geiger-Yes, Mr. Sadler-Yes, Mr. Townsend-Yes, Ms. Blevins-Yes, Mr. O'Neil-Yes. All in favor, motion approved.

Adjournment:

Mr. Sadler made a motion, seconded by Mr. Geiger to adjourn. All in favor. Meeting adjourned.



Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

**Minutes provided by Paula Baldwin, Administrative Assistant.