

July 28, 2023

St. Albans Township Trustees  
P. O. Box 346  
25 S. Main Street  
Alexandria, Ohio 43001

Subject: Denial of Rezoning Request by Ernst Concrete from Agriculture to Manufacturing and Distribution

Dear St. Albans Township Trustees,

I hope this letter finds you in good health and high spirits. I am writing to formally convey the decision of the St. Albans Township Zoning Commission regarding the rezoning request submitted by Ernst Concrete on Moots Run Road (Parcel ID #066-317328-00.010), seeking a change from Agriculture (AG) to Manufacturing and Distribution (M&D) zoning for their property.

After careful consideration of the recently adopted Township Comprehensive Plan, the Licking County Planning Commission board recommendation, the Licking County Planning Commission staff report, the Township's staff report prepared by our planning consultant, and public testimony given during the public hearing held July 27, 2023, the St. Albans Township Zoning Commission has come to a unanimous (5-0) decision to recommend to the Board of Trustees to deny the rezoning request. This decision has been made based on the following reasons, which we believe are in the best interest of the community and aligned with the recently adopted St. Albans Township Comprehensive Plan:

1. Non-conformity with the Comprehensive Plan:

The proposed rezoning from Agriculture to Manufacturing and Distribution does not conform with the vision and objectives outlined in the recently adopted St. Albans Township Comprehensive Plan. The Comprehensive Plan was developed to guide the growth and development of the Township in a sustainable and cohesive manner, taking into account the needs and desires of our residents. The requested M&D zoning does not align with the specific land use designations laid out in the Comprehensive Plan, which emphasize the preservation of agricultural lands and the promotion of appropriate commercial development in designated areas.

2. Incompatibility with the Planned Commercial District:

The allowable uses in the Manufacturing and Distribution district, as presented in the rezoning request, do not align with the intent and goals of the Planned Commercial district as defined in the Comprehensive Plan. The Planned Commercial district was envisioned to cater to specific types of commercial activities that complement the character and needs of the Township, fostering a balanced environment for businesses

and residents alike. The proposed M&D zoning, with its diverse and potentially heavy industrial uses, could lead to disturbances in the existing ecosystem and negatively impact the quality of life for nearby residents.

### 3. Identification of Suitable M&D Areas in the Comprehensive Plan:

The Comprehensive Plan has thoughtfully identified areas that are deemed appropriate for Manufacturing and Distribution activities within the Township. These designated areas have been selected after considering factors such as infrastructure, accessibility, and compatibility with the surrounding land uses. Ernst Concrete's requested rezoning does not align with these identified areas, and it could potentially lead to the haphazard expansion of M&D activities in locations that may not be well-suited for such development.

In reaching this decision, the St. Albans Township Zoning Commission carefully considered all aspects of the rezoning request and diligently weighed its potential impacts on the community. We remain committed to fostering responsible growth and development within our Township, and we are open to working collaboratively with businesses and stakeholders to explore alternative solutions that align with the Township's Comprehensive Plan.

We understand the importance of economic development and value the contributions of businesses like Ernst Concrete. However, it is essential to ensure that any zoning changes are in harmony with the long-term vision and goals set forth in the Comprehensive Plan, which reflects the collective aspirations of our residents.

We would like to extend our gratitude to the Township Trustees for your attention to this matter and for considering the views of the St. Albans Township Zoning Commission. If you have any questions or require further information regarding our decision, please do not hesitate to contact me at [pamela.hills31@gmail.com](mailto:pamela.hills31@gmail.com) or 740.404.8220.

Thank you for your time and understanding.

Sincerely,



Pam Hills

Chairperson, St. Albans Township Zoning Commission

cc: Connie Klema – Applicant Representative