

# St Albans Township Zoning Commission

## Regular Meeting

### February 2, 2023

Members Attending: Pam Hills, Mike Washington, David Lees, Carolyn Andrews, Denise Martin

Members Absent: None

Attendees: Tom Frederick and Jim Lenner

Tom stated he and Jim Lenner met with real estate agents from separate companies. One company is looking for an area to construct a mixed use development of 800 homes and businesses. The other realtor is representing a concrete company who wishes to construct a plant in the Moots Run Road/State Route 161/State Route 37 area.

Tom also informed the Commission the Licking County Courts have dismissed the neighbors' appeal of the Jersey Mill Road Sewer Plant. Judge Branstool granted this dismissal.

Questions were raised concerning Form Based Code. Form Based Code (FBC) pertains to how structures are built. FBC is typically found in more urban or dense building districts. District standards would be replaced by the Form Based Code within St Albans Township that are not zoned Agriculture. The Agriculture area of the Township was not included in FBC due to farmers and the construction of their barns.

Changes to the PUD (Article 7):

Page 1 - Change "Article 7" to "Article 13"

Page 3 - Section (v) shall read... "addresses of 'adjoining property owners within 500' including those with' shared ..."

Page 3 - Step 4 - Section (ii) shall read..."Commission shall 'make a nonbinding recommendation' of the..."

Page 4 - Steps 5 and 7 - Section (iii) shall read...Notification shall be given in accordance with add reference to appropriate rezoning section for public notice.

Page 4 - Step 8 - Section (iii) shall read..."subsequent referendum period (30 calendar days) has ended..."

Page 6 - Step 9 - Section (v) shall read..."owners within 500 feet including those"...

Page 6 - Step 10 - (b) Step 10 - Public Hearing with the Zoning Commission

Page 6 - All "public meeting" references shall change to "public hearing". All "Zoning Inspector" references shall change to "Zoning Secretary". All "seven days" references shall change to "ten days".

Page 8 - D (v) - Shall read..."property owners within 500 feet including those"...

Page 8 - Step 15 - All "public meeting" references shall change to "public hearing". All references to "Zoning Inspector" shall change to "Zoning Secretary". All "seven days" references shall change to "ten days".

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Page 9 - All references to "public meeting" shall change to "public hearing". All references to "Zoning Inspector" shall change to "Zoning Secretary". All references to "seven days" shall change to "ten days".

Page 10 - 2(f) - Capitalize "Zoning Resolution".

Page 11 - D - Add the following - 6) The Board of Trustees may issue an extension for more than one year.

Page 11 - F(1)(a) - Change "Public Meeting" to "Public Hearing".

Page 11 - G)2)(b) - Shall read..."development plan and associated application fees in accordance..."

Page 12 - Section H3) - Change Article 14 to Article 3 Section 12.

Page 13 - Section 3(b) - The final sentence of this should read..."The Trustees should make a decision by recommendation of the Zoning Committee."

Page 16 - 4)(c) - Shall read..."a violation of this zoning regulation. In..."

Page 17 - F)1) - Change "Article 10" to "Article 12 (Landscaping, Buffering and Fences)".

Page 17 - F)2) - Change "Section 10.04" to "Section 12.05 (Landscaping Materials and Standards).

Page 18 - 4) Change "Section 10.00" to "Section 12.08 (Interior Landscaping for Parking and Loading Area).

Page 18 - 5) Change "Section 10.05" to "Article 12 (Landscaping, Buffering and Fences).

Page 18 - Remove Paragraphs 7 and 8 in their entirety.

Page 18 - G) Change to "Section ??? (Architectural Design Standards for Nonresidential Buildings).

Page 19 - H) Should read, "Parking and loading shall be provided in accordance with the provisions of Article 10 (Off Street Parking and Loading Area) of the St. Albans Township Zoning Resolution, subject to the landscaping requirements of Section 12.08 (Parking Area Landscaping).

Page 19 - B)3) Change "200 feet" to "500 feet".

Page 20 - 14) Where this paragraph reads, "as required by Licking County Engineer", it should read, "as required by Licking County Engineer or Ohio Department of Transportation,".

Page 20 - 15) Should read, "...Licking County Engineer or Ohio Department of Transportation.".

Page 22 - 14) This paragraph should read, "Copies or any restrictive covenants that are to be recorded with respect to property included with the PUD Subdivision Plat.

The next Zoning Commission meeting will be held March 2, 2023 at 7PM. The Township Trustee meeting will be held February 14, 2023 at 7PM.

David Lees moved to adjourn, motion was seconded by Mike Washington. Meeting was adjourned at 8:29PM.