

St Albans Township Board of Zoning Appeals

Hearing May 25, 2023 Beth Journey LLC

The St Albans Board of Zoning Appeals held a public hearing and meeting to consider a conditional use at 2196 Watkins Rd SW.

Present: Colleen Geiger, Fred Pettey, Rick Burkholder, Dean Schiller, Tom Frederick and Rae Ann Crawford.

Colleen opened the hearing at 7:00PM and led the Pledge of Allegiance.

Application was read, minutes written and court reporter was present and swore in all who wanted to speak.

Beth and Tim Journey explained they want to keep an agriculture and rustic setting and the barn would be 3000 sq ft, maximum of 200 people, 700' off the road. They would have food brought in, no kitchen just a refrigerator for storage.

Tom gave his report and is on file.

Dean asked if only 22 parking spaces was enough but 22 meets the requirements of section 1016. There could be additional parking along the driveway but not to block emergency access.

Adjacent landowners Jim Beem and Alyson Beem both have no problem with it.

Ann Lodder said she didn't think the application was complete and not sure if it should be a rezoning and as we look at future applications we need to follow zoning resolutions to the letter.

Sean Barnes said the NAICS code for wedding is 722320.

Alyson Beem said the precedent has already been set with the other wedding venue on Morse.

Tom said it is an agricultural conditional use as Moots Run.

Stan Robinson said wedding is recreational use and should be ok.

Dean thinks Moots Run decision was wrong because of the NAICS code.

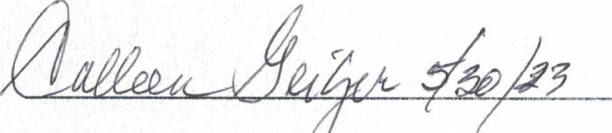
Fred doesn't have any problem with the conditional use.

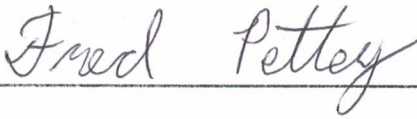
Rick said we're majoring on the minor.

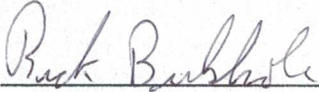
Fred moved and Rick 2nd we approve the application with 2 stipulations 1) ending by 10PM and 2) outdoor lighting should be downward and shielded not to be directed to adjacent properties, because it fits the description for the conditional use of agriculture.


Colleen - yes, Fred - yes, Rick - yes, Dean - no. Motion passed 3-1.

Dean motioned and Fred 2nd to adjourn at 7:55. Motion passed 4-0.


Colleen Geiger, Chairman


Fred Pettey


Rick Burkholder


Dean Schiller