

St. Albans Township Zoning Commission

January 4, 2024 Organizational Meeting

Present: Pam, Mike, Dave, Carolyn, Mary, Greg via phone, Rae Ann and Jim

Rae Ann called the meeting to order at 7PM and led the Pledge of Allegiance

Dave motioned and Mike 2nd to nominate Pam as chair, motion passed 5-0.

Dave motioned and Pam 2nd to nominate Mike as vice chair, motion passed 5-0.

Pam motioned and Dave 2nd to nominate Greg as asst sec, motioned passed 5-0.

Mike motioned and Dave 2nd the regular meeting be the first Thursday of the month at 7PM at the fire house, motion passed 5-0.

Dave motioned and Carolyn 2nd to adjourn at 7:05, motion passed.

St. Albans Township Zoning Commission

Jan 4, 2024 Regular Meeting

Present: Mary, Carolyn, Dave, Mike, Greg via phone, Pam, Rae Ann and Jim

Dave moved and Mary 2nd to approve Dec minutes as amended, motion passed.

Form Base Code - Jim passed out version 2 as of Jan 6, 2024 - anything in red is proposed to be deleted. Next step is prosecutor's office for review.

Pam said this form based code doesn't address rural area. Mary suggested form based code is only for growth area. Mike asked about changes - Jim said they would have to apply for zoning change and using comprehensive plan as guide. Jim said the zoning commission needs to be completely comfortable with this and would prefer it be shelved for further understanding rather than push it through - zoning members need to email Jim with questions after reviewing it. Mike asked what happens with it if the merger goes through. Pam suggested Jim send it to the prosecutor to check it out and we take time to dive into it. Jim also mentioned the possibility of asking the trustees to alter the fee schedule for any developer to pay professional fees. Jim also mentioned a "table top session" partner to come in as a developer and see if their plan would fit the form base code.

Landscape Plan - Jim liked Mary's proposal and said it would be a part of the form base code.

Public hearing next week, Jan 11, for small and large solar farms - Pam was hoping to get a copy of Liberty's small plan from Woody. Jim found it and will send it to Pam and put it on the website.

Still need to look at permitted and conditionally permitted uses.

Next trustees meeting 1/9/24.

Next zoning meeting 2/1/24.

Mike moved and Carolyn 2nd to adjourn at 8:15.