

St. Albans Township Zoning Commission

February 1, 2024

Present: Pam, Mike, Dave, Greg, Rae Ann, Woody and Mary (via phone)

Pam called regular meeting to order and led the Pledge of Allegiance.

Mike moved and Dave 2nd to approve Jan 4th org mtg. minutes - approved 4-0.

Greg moved and Dave 2nd to approve Jan 4th reg. mtg minutes - approved 4-0.

Dave moved and Greg 2nd to approve Jan 11th small solar public hearing minutes approved 4-0.

Greg moved and Mike 2nd to approve Jan 11th large solar public hearing minutes approved 4-0.

PUD - it was sent to trustees and approved in July. Woody brought another example and said ours needs updated.

Last meeting we talked about form base code - Jim gave us recent draft for us to look over. Pam didn't feel good, that we were rushed to approve it. Greg agreed that we should first see if the merge will happen. Dave thinks the PUD is more important. Mike thought form base code was more than what we need right now.

Jennifer asked why we spent so much time and money on form base code and now going to put it on the back burner. Woody said it was so advanced for the township and he couldn't enforce it. Mike said we didn't know what it was till we got into it.

Landscape plan - we haven't heard from Jim when we asked him to go over the plan.

Woody said you can add to the PUD at any time. He also said you can require developers to submit a plan according to the PUD. You want something you can understand and enforce. Woody said we should look at other PUDs (Prairie and Blendon and rural Franklin Cty twps.) to see what we want to add to ours. Also look at transportation overlay. We need 37 and 310 transportation overlay. Jersey and Liberty have them and we could adapt them for what we want.

Greg thinks we need to do our homework and have a work meeting. Greg moved and Pam 2nd to have a work group 2/22 for PUD and transportation overlay - approved 4-0.

Mike likes Genoa as a well laid out twp and will look at theirs.

Mike is getting feedback about 5105 Batte Rd. falling into disrepair - neighbors are frustrated and asking Woody to go look at it.

Greg might go to 2/7-9 twp. meeting at convention center.

Ann asked Woody about wedding venue on Northridge Rd. He will check it out.

Ann asked about SE corner of 310 and 161 - open trailers storing stuff - Woody will go talk to them.

Woody suggested we should probably look at sliding some permitted uses to conditional use.

Jeff suggested we prioritize issues and then check them off as addressed.

Ann said we don't have any regulations governing 4 corners development - zoning commission don't know much about that development.

Next trustees meeting 2/13.

Zoning work group 2/22 - PUD and transportation overlay

Next zoning 3/7.

Dave moved and Mike 2nd to adjourn at 8:40.

Priority list

~~Solar~~

PUD

Transportation overlay

Slide some permitted uses into conditional use

Agtourism