

PUBLIC HEARING

The July 9, 2024 public hearing was called to order by Chairman, Bruce Lane. All trustees and fiscal officer were present.

The purpose of this hearing is for a re-zoning request at 9196 Jersey Mill Rd. Alexandria, Ohio from Residential to General Business.

Melanie Wollenberg, attorney for the property owner spoke saying that the township has put tools in place for re-zoning and they are trying to follow the rules and regulations. The LCPC passed the request by unanimous vote, the township zoning commission passed it by unanimous vote, and it is in line with the future land use plan. They will seek a variance but want to get the re-zoning done first. They would like to invite neighbors into the process, and said this has request has nothing to do with Behavioral Health. She said 310/161 is a natural place to grow and they are requesting approval from the board of trustees.

The court reporter swore everyone in wishing to speak.

The following neighbors spoke: Steve Miesel, Linda Eldridge, Stacy Conrad, Joel Miller, Susan Miesel, JB Myers, Adrian Mckinney, Todd Brandkemp, Jennifer Mckinney. All not in favor of approval, stating reasons of: not meeting the 3 acre lot requirement for GB, doesn't make sense to re-zone 1 property in a line of 4 properties, not setting a precedence, more studies need to be done, smart growth instead of just growth, once 1 property is re-zoned it's just a matter of time before all will be and can't afford to go elsewhere in the township because you don't want to live next to a business, extra traffic and affecting adjoining property owners wells with medicines, trustees should represent the constituents, area not designed for business and it needs to be planned for, there is a lack of transparency with the property owner and feels there is an ulterior motive to get the property re-zoned.

Attorney, Melanie Wollenberg said they are willing to be fully transparent, but they can't do a plan before they have proper zoning. They could spend thousands on a plan and then don't win the re-zoning request. They have hired engineers and a soil specialist. They are following the steps as they see they are supposed to.

Krista Mitchell asked what is the plan and what is the benefit to residents.

Melanie responded that the plan is medical offices and the benefit is the residents will have offices closer to home.

Audience members asked more questions to the attorney.

Linda Eldridge asked for other examples of General Business. Bruce Lane provided her the zoning resolution, which gives examples.

Bruce Lane made a motion to table the hearing until August 13, 2024 at 6:00 P.M. at the firestation community room.

2nd by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -yes.

Jean Morrison made a motion to adjourn the public hearing. 2nd by Bruce Lane.
Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger -yes.
Hearing adjourned 6:57 P.M.

The July 9, 2024 meeting of St. Albans Township was called to order by Chairman, Bruce Lane.

All trustees and fiscal officer were present.

The minutes of the June meeting were approved.

The minutes of the June 18th Special meeting were approved.

The minutes of the June 27th Special meeting were approved.

The fiscal officer read fund balances to date.

Todd Poole was introduced as the new township administrator, part time, to start 8/1/24.

Todd spoke giving some information on his degrees and history, saying he is new at this but excited to get started.

Trash bids were opened. 4 were received however 1 of them sent back empty forms saying they opted not to put in a bid.

Bids were as follows for monthly: Rumpke = residential, \$19.58, senior \$17.62, totor \$3.50.

The representative stated the 1st totor a resident gets is free, if they have more than 1 is when the charge applies.

WIN Waste = residential, \$18.74, senior \$16.86, totor \$5.00

Local Waste Services = residential \$16.65, senior \$16.65, totor \$3.50

#42-2024 Jean Morrison made a resolution to accept the bid from Rumpke for \$19.58/month, seniors \$17.62, totor \$3.50, with the 1st totor being free.

2nd by Bruce Lane. Roll call: Randal Almendinger -yes, Bruce Lane -yes, Jean Morrison -yes. Resolution passed.

Bailey Moreland from Planning Next gave a presentation/slide show on Comprehensive Planning and the importance of it, and showed statistics from the Framework study for surrounding townships. They are currently working with Liberty Township on their Comp plan.

Rob Platt asked if she was suggesting St. Albans Township does a new Comprehensive Plan when they just paid thousands of dollars less than 2 years ago to complete one.

She stated she is not suggesting it, just presenting information as she was asked to do by Bruce Lane.

Woody Fox gave the June zoning report. Woody said he does have sign permits as requested by Ann Lodder. There is a sign on the barn of the Geiger property that will be removed.

Dave Sapp said the road maintenance is being completed by Small's. They were able to sharpen their pencils and get the parking lot at the fire station done still being under budget of their original bid. He stated Small's is a great company and family and have been doing the township roads for years.

He hasn't heard anything from the parks department on the signage for the crosswalk. And said there is a place in the village he was asked to use the arm mower on for an overgrown ditch area growing out on the road. Trustees said they didn't have a problem with that.

Mike Theisen gave the June Fire and EMS reports.

Mike presented a quote to have the siding/facia repaired on the building for \$1750.00.

Jean Morrison made a motion to accept the quote from AK exterior for \$1,750.00 to have the siding and facia repaired, using screws, on the fire station.

2nd by Randal Almendinger. Roll call: Jean Morrison -yes, Randal Almendinger -yes, Bruce Lane -no. Motion carried.

Mike presented a quote for \$113,980.54 to replace life packs. Saying this will be an upcoming cost in the next several months.

The transmission on the back up medic blew up.

David Lees asked what we have learned from the environmental attorney since the township has spent \$16,000.00 talking to him.

Bruce Lane said he has not talked to the attorney for several months and they are waiting on the EPA to have a meeting, which keeps getting post-phoned.

Rob Platt administrator in Jersey Township presented their updated JEDD map, as well as their updated revitalization map and stated they will be going to the voters for a reduction of their R&B levy. They are able to do this because of the zoning tools they have put in place and the money they are generating from it.

Bruce Lane said TIF notices have been delivered and asked the other trustees what they wanted to do about a fence at the moseleum, as talked about at the June meeting.

Bruce and Dave Sapp will work on the fence.

Bruce Lane stated that the trustees have become aware of some racial undertones, made by a guest at a meeting. Bruce stated St. Albans Township will not tolerate anything of a racial nature.

#43-2024 Jean Morrison made a resolution declaring it necessary to levy a tax in excess of the ten mill limitation for the Fire Department. (entire resolution is on file with the fiscal officer)

2nd by Randal Almendinger. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -yes. Resolution passed.

#44-2024 Randal Almendinger made a resolution declaring it necessary to levy a tax in excess of the ten mill limitation for Roads (entire resolution is on file with the fiscal officer)

2nd by Bruce Lane. Roll call: Bruce Lane-yes, Randal Almendinger -yes, Jean Morrison -yes. Resolution passed.

Randal Almendinger said Martin Trucking was hired by the County to clean up/fix the area at Fireman's Park where the recycling bins are and they did a great job.

Bruce Lane and Randal Almendinger said the aggregate for gas and electric will be on the ballot again in November. Asked audience members to talk to people to get them to vote for it and explain it to them as a yes vote will reduce the costs.

Bruce Lane said our township representative at the Prosecutor's office passed away on June 28TH.

#45-2024 Bruce Lane made a resolution to grant the merger commission a 1 year extension.

2nd by Jean Morrison. Roll call: Randal Almendinger -No, Jean Morrison -yes, Bruce Lane -yes. Resolution passed.

Randal Almendinger stated he does not feel a merger is best for the township and he was elected to do what is best and protect the township and voting yes for this is not doing that.

There will be a hearing for Bakers Acres liquor permit on July 30th at 9:00 A.M. They want to serve alcohol to patrons while selling plants and the township denied the request.

The mayor of Alexandria spoke about a Joint comprehensive plan between the township and village and the development of a future land use map.

Mike Washington said he is not in favor of a doing a new comprehensive plan with the village and doesn't understand why the village would worry about what happens on the outskirts of the township.

Rob Platt, administrator for Jersey Township welcomed Todd Poole and said he would like to have a meeting with him sometime and be of assistance in any way he can.

Meeting was adjourned 9:05 P.M.