

PUBLIC HEARING

The August 13, 2024 public hearing was called to order by Chairman, Bruce Lane. All trustees and fiscal officer were present.

The purpose of this hearing is a continuance of the public hearing for 9196 Jersey Mill Rd. Alexandria from July 9, 2024.

Bruce Lane stated that if someone wants to speak please don't repeat what was said at the last hearing, because of time restraints, we already know the neighbors are not in favor of the re-zoning.

Melanie Wollenberg, the development consultant for Eastwest Investments LLC and Evergreen Columbus LLC, said there have been significant changes since the last meeting. They have been in contact with people to make the property a primary care physicians office, it will be a 4-5000 sq ft single story building and they are in the process of working with an architect.

They will have headlight screenings as well as landscape buffers. She said she disagrees with a statement from a resident at the last hearing about property values decreasing. She sees them increasing.

She said primary care is a clean quiet use and they are committed to engaging in community service and contributing to the improvement of the community.

They agree not to use the property for behavioral health or drug rehabilitation purposes, and support the neighbors efforts to keep those uses from being nearby. She says the future land use map shows commercial zoning at that intersection and they had unanimous votes from the zoning commission as well as the planning commission. She asks for fairness in this process and for the trustees to follow townships comprehensive plan and future land use plan.

David Lees asked how they plan to handle the water run off. Answer from Melanie: a civil engineer will be on site to help with those details.

Stacy Conrad asked how will a septic system handle this use? Answer from Melanie: a septic engineer has been hired.

Woody Fox asked if they plan on submitting plans through Licking County? Answer from Melanie: Yes, they plan to follow everything to a T.

Linda Hickey asked if this office will be associated with Ohio Health, Mt. Carmel or another organization? Answer from Melanie: It will be independent from any hospitals.

Susan Missell asked what is their timeline? Answer from Melanie: 3 or 4 months to develop plans appropriately and then 18-24 months to complete the building.

Tom Brandcamp asked if they would be willing to put a statement out that it will only be a primary care physicians office and will not be associated with a hospital?

Answer from Melanie: they would be willing to say the space will not be used or engaged in behavioral health or drug rehab or any doctors associated with those uses.

Woody Fox said agreements made beforehand like that don't hold up in court.

Dean Schiller asked if the owners have other facilities like this one and do they have any code violations? Answer from Melanie: the owners do have rental properties and no code violations that they are aware of.

Steve Missell said he is uncomfortable with a business zoning on 2 acres. And he suggests the township change the procedure that it goes to the BZA for a variance before it comes to the trustees for a re-zoning.

Woody Fox said the zoning commission is in the process of getting that changed, but won't happen until it gets approved by all necessary parties.

Adrian Mckinney said this process for the re-zoning doesn't require them to be specific with the use. Answer from Melanie: they are not saying something that isn't true to get this passed.

Kent Lees said if the dealings with the owners falls through and this gets approved for re-zoning the proposed use of the property could change. Answer from Melanie: yes that could happen.

Tom Brancamp said if this gets approved the trustees are setting a precedent by approving a 2 acre lot.

Adrian Mckinney said he agrees they will be setting a precedent if approved and the comp plan is a suggestion. He knows that area will be developed but does not have to happen right now. Putting a business in the middle of a row of houses is wrong and the neighbors are all going to be forced to re-zone their properties and families are going to be pushed out.

Dean Schiller asked due to HIPPA how can they ensure doctors are not treating someone with behavioral health issues? Answer from Melanie: they can put it in the lease.

Greg Williams asked about deed restrictions.

Susan Missell said in the minutes of the Licking County Planning Commission, 1 of the members abstained from voting, stating "a situation with the developers." Melanie responded she was unaware of someone abstaining and knew nothing of a situation with the developers.

Woody Fox suggested the trustees state a reason in their resolution if they are going against the comp plan for legal reasons.

#48-2024 Jean Morrison made a resolution to approve the re-zoning from AG to GB at 9196 Jersey Mill Rd. Alexandria, Ohio 43001.

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

Jean Morrison made a motion to adjourn the public hearing.

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

The August 13, 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 July 9th public hearing were approved.

The minutes of the July meeting were approved.

The minutes of the July 30th special meeting were approved.

The fiscal officer read fund balances to date.

Woody Fox gave the July zoning report. Woody said he did issue a zoning violation for the sign at the Geiger's property. He has given them a month and half to remove the sign and have not done it.

Woody has rec'd 10-11 re-zoning requests recently.

Dave Sapp got a quote for stripping at the firehouse parking lot of \$500.00 from Hendren Sealcoating.

The bridge on Goose Lane is in bad shape. He has contacted the county and they say its on the list for repair. They have a tonnage limit sign on the Granville side but nothing on our side and it needs one. He doesn't feel safe having school buses go across it, stating the liability will be astronomical.

Randal Almendinger will contact the engineers office about a sign and the bus garage and let them know they should consider an alternate route.

Jean Morrison made a motion to approve \$500.00 for stripping of the fire station parking lot from Hendren Seal Coating.

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

Mike Theisen said he doesn't have anything to report. Just reminds everyone that we have a levy coming up and he will have more details on it for next month.

The new website is up and running.

Dean Schiller asked Mike about a fire association helping out with fun days like they have in other surrounding communities. Mike said they are actually working with an attorney to get something started/transitioned over from what they have now for an association.

Bruce Lane gave the administrators report. Grant funding is underway for several projects, including an audio amplifications system to the community room at the fire station.

All elected officials and W-2 employees of the township are required to complete fraud training provide by the Auditor of State by Sept 28th.

Mike Washington asked if it will be possible to get membership to the OTA for 2-3 zoning commission members, so they can use tools and training that they have available. The fiscal officer will check into it.

Jeff Hoover from WIN WASTE thanked the trustees for the continued partnership and asked about changing/adding some verbiage in the contract. Trustees said they didn't have a problem with the changes.

Bruce Lane said he read in the contract that the contractor is responsible for all billing costs, so checking to make sure residents aren't getting charged if they choose to get a paper bill. Jeff responded no residents under a contract should get charged for paper statements.

Steve Missell said he would like to make a suggestion with respect to water/utilities. We are about 3 months behind and he would like to see the trustees sign an agreement with SWL for some areas saying where we want water ran like other townships have done.

Bill Bogantz, Liberty Township Trustee said he wants to go on record to say Liberty Township does not have an agreement with SWL or anyone else.

Woody Fox said Bakers Acres applied for a liquor permit and the trustees denied it. On July 31st he and Bruce sat in on a hearing for this via phone. Liquor control has 30 days to make a ruling. Our township zoning does not allow a liquor permit in an ag district. So they will have to come to the township if they want to go any further with this.

#49-2024 Jean Morrison made a resolution approving an employment agreement with Todd Poole as township administrator (entire resolution is on file).

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

Bruce Lane said he would like to talk about a moratorium on new re-zoning applications. Bruce would like the zoning to catch up to the comprehensive plan and we need 3-4 months for that to happen. This will not affect pending applications or ones in the pipeline.

Susan Missell said she has concerns of the some of the township's people in leadership positions putting in re-zoning applications. Thinks it doesn't look good for the township.

Tad Vanness asked Bruce what he is trying to accomplish with a moratorium, what is the intent? Bruce responded that the zoning board has worked very hard and spent a lot of hours on bringing the zoning standards up to meeting the comprehensive plan, and by putting on a moratorium it allows the new zoning standards time to be put in effect.

Kent Lees said it makes no sense to make a resolution for something that the trustees don't fully understand.

Woody Fox said the prosecutors office will not support a moratorium, so Bruce has reached out to Peter Griggs for a resolution. Not understanding all of the ramifications and passing this could result in legal repercussions. Woody suggests

having Peter Griggs come out and do a presentation and answer questions before making a decision stating the township good legal advice.

Bruce Lane said he thought a moratorium was done by a resolution and didn't know there was more to it.

Randal Almendinger made a motion to hold a special meeting on August 15, 2024 at 6:00 P.M. at the township fire station community room for the purpose of discussing a moratorium on zoning with Peter Griggs.

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

Meeting was adjourned 8:27 P.M

SPECIAL MEETING

The August 15, 2024 special meeting of St. Albans Township was called to order by Chairman, Bruce Lane.

All trustees and fiscal officer were present.

The purpose of this meeting is to get clarification on a moratorium fo re-zoning requests from attorney, Peter Griggs.

Peter Griggs stated that townships do have the ability to institute a moratorium.

The Attorney General's office has set standards and rules and there are legal issues if not done correctly. A moratorium should only last as long as it takes to address the issues, once the issues are addressed the moratorium should be lifted if there is still time left on it. Peter's preference is a 6 month time length but the extent really depends on what the issue is, and it can always be lifted or extended.

Peter gave examples of different types and time lengths of moratoriums that he has dealt with.

This will only apply to re-zoning applications , prohibiting re-zoning amendments while the moratorium is in place and does not apply to current pending applications.

Woody Fox said the text amendments are currently at the planning commission and it should only be about 3 months for the text updates to be implemented.

Peter Griggs said this does impact land owners rights and if the trustees don't lift the moratorium after the purpose of it is accomplished, it does open the township up for litigation.

Audience member asked questions. Several questioned why put it on for 6 months if the text updates only need 3 months to be implemented.

Ann Lodder said she would like to speak in support of putting it on for 6 months.

Randal Almendinger said he would like to see it go on for only 3 months and extend it if need be.

#50-2024 Bruce Lane made a resolution to enact a 6 month moratorium on all re-zonings and related applications to any zoning district under the St. Albans zoning resolution. (entire resolution is on file)

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

Jean Morrison made a motion to adjourn the special meeting, 2nd by Randal Almendinger. Roll call: Jean Morrison -yes, Bruce Lane -yes, Randal Almendinger -yes. Meeting adjourned 6:35 P.M.

SPECIAL MEETING

The August 27, 2024 Special Meeting of St. Albans Township was called to order by Chairman, Bruce Lane.

All trustees were present. The fiscal Officer was absent.

#51-2024 Bruce Lane made a motion to prohibit large wind and solar facilities and to rescind 2 previous resolutions made (entire resolution on file).

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

Bruce Lane made a motion to adjourn the special meeting.

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

Meeting adjourned.