

St. Albans Zoning Commission

Sept 5, 2024 VanNess Public Hearing

Present: Pam Hills, Mike Washington, David Lees, Carolyn Andrews, Mary Fitch

Mike called the hearing to order 5:30 and led The Pledge of Allegiance.

Commission members introduced themselves.

Mike mentioned rules of hearing - 3 min limit to speak, state name and address, 1 at a time, speak only once, respect others right to speak and no back and forth.

Court reporter swore in those wanting to speak.

Mike said hearing for Talbot and Rhonda VanNess at 9012 Morse Rd, parcel #066-318168-00.002 from Ag to M & D for 72.5 acres. LCPC staff report recommended denial based on not in comp plan or FLUM. LCPC board recommended approval for rezoning because it does comply with both.

Applicant

Tad Vanness pointed out several staff errors in their report - wrong pictures and said it wasn't in compliance with FLUM and comp plan but it is. Doing it now because the comp plan might change with only 2 trustees approval. Township paid over \$30,000 for FLUM and it makes sense. He plans to stay, no plans to sell. If and when that happens we won't sell to Joe Schmo and walk away. We will control what happens by deed restrictions or conditions of sale. StAlbans doesn't have much tax base and needs more business and M & D base to raise more taxes from those businesses.

Public Comment

Charlie McCament is opposed because we don't want more business since crime comes with that and properties loose value.

Tamara Stein - concerned about property values and traffic it will create. Also issue with flooding and adding truck traffic and would be dangerous. Who is responsible for road upgrades? Air, dust and light pollution is a concern.

Ann Promen represents Promen Farms and is not opposed to rezoning and we're right next door. Our land is up for sale, FLUM looks good. My sister has horse center and wants to retire.

No other public comments so closed.

Commission member comments

Carolyn - I think it's premature and throwing good money after bad and means lots of meetings and lots of work.

David - they should be able to do what they want with their land. Maybe Sharon Rd. wasn't put in up to specs with the flooding. Lynd's is up the road and adds to traffic.

Mike - FLUM involved a lot of planning, public input and a lot of time was spent on a solid project. Can't make everybody happy but we need to try to manage growth.

Pam - this application was submitted with our current comp plan and FLUM and the final step in the township process was passed unanimously and that's what we need to use as a guide.

Mary - glad to hear landowner has no immediate plans to develop at this time and glad to have deed restrictions for future buyer. Property does comply with existing comp plan, it's on a major collector with other businesses nearby.

David moved and Pam 2nd to recommend approval for Vanness rezoning. Mary - yes, Carolyn - no, David - yes, Mike - yes, Pam - yes, motion passed 4-1.

Hearing adjourned 5:50.