

St. Albans Zoning Commission

Sept 5, 2024 Resolution Public Hearing

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

Mike called the hearing to order 5:50

Mike reviewed rules - 3 min limit, state name and address, speak only once, one at a time and respect others and no back and forth conversation.

Those wanting to speak have been sworn in.

Public Comments

Ann Lodder - was at LCPC meeting and has been a part of most of the meetings that created these articles and thinks we can send article 12 to the trustees and those the staff had minor changes to, the commission can make those changes and send on through to the trustees.

No other public comments so closed

Commission comments

Mike - the staff report gave conditional approval on 12, 20 and 21 and denial on 13-19 and 22. He asked Todd what he thought and he said he respects the work of the commission and assumed you can look at staff report and withdraw like any other applicant. Woody said we could correct it, approve it and send on to trustees.

Mary - I corrected formatting on 12 as LCPC staff recommended.

Mary - asked about LCPC wanting NAICS codes and Pam said we used NAICS codes just took out the numbers. We still have to submit to legal council for review, I mean the trustees submit as a township. If we correct these changes and send them to the trustees, would they become our official code? Mike said yes for those specific articles.

Pam - article 20 - need to change "floodway" to "flood" and add table as LCPC recommended

Pam - article 21 - take out PUD reference and move "essential services" to permitted use.

Mike - denials (articles 13-19 and 22) need major tweaking.

Mary - none of us are experts, we did our best and put a lot of time and effort into it but now need professional assistance.

Carolyn - I agree and thinks 310 and Old Worthington Rd is an eye sore

Mary - should we ask trustees to provide us with assistance ? One thing LCPC recommended is to meet with them.

Mike asked Todd if we can split it up and send just 3 to the trustees and delete the rest. Todd doesn't know but called Peter Griggs and said we can.

Mike moved and Mary 2nd to recommend approval of articles 12, 20 and 21 and all others deleted and work on in the future. Mary - yes, Carolyn - yes, David - yes, Mike - yes, Pam - yes, motion passed 5-0.

Ann thinks Todd could help us edit art 13-19 and 22.

Mike thinks we should ask Todd first since he said he would help us.

Public hearing adjourned.