

St. Albans Zoning Commission

Sept 25, 2024 Kelly Public Hearing

Present: Pam Hills, Mike Washington, Carolyn Andrews, Mary Fitch and Greg Williams

Pam called the public hearing to order at 7:00 and led The Pledge of Allegiance

Pam stated that Mike is going to conduct the hearings.

Commission members introduced themselves.

Mike mentioned the hearing rules - 3 min limit, state your name and address, speak only once, respect others speaking, no back and forth conversations.

Court reporter swore in those wanting to speak.

Mike read staff brief summary of rezoning request from Ag to Commercial from John and Judi Kelly for 7.4 acres parcel #066-317640-00.000. Staff recommended approval. LCPC met 9/23 and also recommended approval for rezoning.

John and Judi, applicants, were not able to be present so sent a letter that Mike read.

Public Comments

Joel Miller understands PUD is being updated and spoke to couple of attys and found zoning committee isn't legally required to approve now. He is glad there is a 6 month pause so our township doesn't become a trash dump.

No more public comments so closed.

Commission comments

Mike was at a meeting with Todd and LCPC and they recommend we go another direction with overlays. Now we're stuck. We've worked hard on these articles. Having to take a step back, we have to figure out what is next. Now we're in a crack and not fair to landowners.

Pam said we still have a PUD in place that was approved by LCPC and our trustees. There's nothing not in place right now. We have articles, FLUM, Comp Plan and PUD in place.

Mary said only the landowner can apply for PUD. This property is adjacent to Reeves that was approved by the zoning commission the end of Aug. She thinks it might be premature and wait to see what the trustees will do 10/1. I think it's a significant factor whether the Reeves property gets rezoned.

Pam doesn't think it's fair to the landowner to have to wait on somebody else's decision to have their decision.

Mike said the trustees have the option of voting on all these applications.

Pam said the FLUM says this has been designated as commercial.

Greg said he agrees with Pam and LCPC has thrown us a loop. Since none of these rezones have plans, it's premature till we get these resolutions through.

Carolyn said living on 310 I don't disagree with people trying to do things but it's very premature.

Greg said we have property owners with no special future plans but if a developer buys, we would be best to wait till we have our Ts crossed.

Greg moved to deny the application for rezoning and Carolyn 2nd. Mary - no, Greg - yes, Carolyn - yes, Mike - no, Pam no. Motion failed 3-2.

Pam moved to approve rezoning Kelly application from Ag to Commercial and Greg 2nd. Mary - yes, Greg - no, Carolyn - no, Mike - yes, Pam - yes, motion passed 3-2.

Hearing adjourned 6:53.