

St. Albans Zoning Commission

Sept 25, 2024 Lanndale Public Hearing

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

Mike called the hearing to order 6:55

Commission members have already introduced themselves.

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

Court reporter swore in those wanting to speak.

Mike read staff report of Lanndale Farms application to rezone Ag to General Business for parcel #066-318558-01.000 for 47.4 acres. Staff recommended approval and LCPC met 9/23 and also recommended approval.

Applicant - Jeff Mitchell, president of Lanndale Farms, said this property has been part of his family for over 75 years and has maintained it but has no more interest to maintain it so wants to sell it. This property is  $\frac{1}{4}$  mile from 161 and 310, and has 3 other commercial properties in the immediate vicinity. FULM and comp plan shows this is ideal for commercial use. It seems like you want to turn everything down but need to keep in mind what's best for the township. Water is on the south and west and plans for adjacent water treatment plant.

### **Public Comments**

Joel Miller Lanndale sold property for water treatment plan and I understand Lanndale is in contract for mental drug health center for this property. These facilities can only hold people for 12 hours then where are they going to go? There's a reason they are leaving off the reason they want to rezone.

Jeff Mitchell - has no contract with behavioral health.

Tom Brankamp - he thought there was a relationship with behavioral health but it does show what could move in. These facilities in Worthington releases patients after 12 hours and no one picks them up so they "end up camping". St Albans doesn't have services to deal with possible problems. New Albany, Johnstown and Granville didn't want it and found ways to stop it.

Steve Meisel - Jeff just said something that surprised me and changes things if he doesn't have a contract with BHP. If we rezone, we're rezoning for BHP. Not a good thing

to have in this area. If BHP buys the property, they should have to request the zoning change. Taking these people in to the crises center then turning them out with no services to help is not fair to them or the neighbors.

Heather Kurek - also agrees it's premature and also should be those wanting to develop to request rezoning.

Mrs. Miller - speak as a Mom and love this area and we have kids growing up here. It's sad jumping the gun and don't have pride in this community.

No others want to speak so public comments closed.

### **Commission comments**

Carolyn - it's premature but I'm not knowledgeable enough to know whether it's a good idea or not.

Mary - looks at the site and it looks to go commercial - SW water, gas station, car dealer nearby, water lines on state route and all going commercial. This sits at a gateway and our zoning code needs work and we don't know who could buy the property, anything could happen. Large gateway projects should have best regulations applied. This will probably benefit from a pause.

Greg - based on comments, since we don't know what is proposed for this property, I would want all tools available to regulate.

Pam said we need to remember there are 2 parts to the process. Rezoning part and then someone's submitting a development plan that is a long process. I wouldn't want a mental health center but we don't know that will happen. We can't base our decision on speculation. There is another step if a developer wants to develop. To say we don't care about our township isn't fair. I totally love this community. They aren't doing to put 2 more lanes in front of my house without development. Yes, develop the area on FLUM and we'll use our process that follows to make a decision for township.

Greg moves to approve the rezoning for Lanndale Farms and Carolyn 2<sup>nd</sup>. Mary - no, Greg - no, Carolyn - no, Mike - yes, Pam - yes. Motion to rezone denied.

Hearing closed at 7:22.