

St. Albans Township Zoning Commission

October 3, 2024 Regular Meeting

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

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

David moved and Carolyn 2nd to approve 9/5 regular meeting minutes, motion passed 5-0.

Carolyn moved and Mike 2nd to approve 9/5 Vanness hearing minutes as corrected, motion passed 5-0.

Mike moved and David 2nd to approve 9/25 Kelly hearing minutes, motion passed 5-0.

David moved and Greg 2nd to approve 9/25 Lanndale hearing minutes, motion passed 5-0.

David moved and Greg 2nd to approve 9/5 zoning resolution hearing minutes, passed 5-0.

Old Business

Mike and Todd talked with Brad Mercer at LCPC regarding our articles and is pushing us toward overlays since it's easier for them. Everyone has an opinion and how to do it.

Todd said they said you could set up overlays that match our comp plan. Overlays can be a good tool but more than 1 way to skin a cat.

Woody said LCPC likes type C (overlays) because it takes a lot of work off their plate. Overlays are great and have 4 types of PUDs, B & C are most popular.

Type C - the trustees have to designate area and they do the zoning with a cloud to pull down when needed. Problem is it would have to be professionally done and difficult to implement and be specific for uses.

Type B - more flexible with uses and when you apply for PUD at the same time as zoning change - easier to do. Good first best step then later can develop type C. First step a preliminary plan is submitted and if it's liked, then ok to proceed, if don't like it, tell them to hit the road. Step 2 is submit a plan and zone change and can make adjustments if it's not exactly what you want. Step 3 is final plan and you make sure they are doing everything you wanted. If ok, then to trustees and if accepted then the zoning changes. Big risk to developer so they are going to try to do it right and try to make township happy.

Woody said Peter Griggs suggest starting with type B, building it then develop type C and get trustees involved.

Woody suggested we go with B, copy Monroe's when he gets the final copy and make our slight changes and submit to LCPC.

Monroe is probably leaving GB without PUD because it allows more small home town businesses to operate without going through such stringent process but Monroe doesn't have as much commercial as St. Albans does.

Monroe has Farm Village category that allows to shrink lot size but have to provide green space, low density so not to hurt schools.

Woody thinks we need to wait a week, get his final draft, then invite Peter in to help us fit it into what we want.

David moved and Greg 2nd to schedule a work session 10/21 at 6PM to review Monroe's templates for type B, motion passed 5-0.

David moved and Greg 2nd to ask trustees at 10/8 meeting to ok to use Peter Griggs to help us after our work session to finalize our articles, motion passed 5-0.

Woody suggested we send it to Brad Mercer before we submit to LCPC and see what he thinks.

New Business

Greg wonders if we need to have a zoning commission mission statement - send ideas to Todd.

Woody said David Thompson has 2 parcels (8712 and 9028 Worthington Rd) that were rezoned in 2018 to GB. Pam said zoning commission did recommend approval to trustees but not on FLUM or county auditor's site. Todd will investigate.

Greg asked about reviewing comp plan. Todd said he has 10 applicants. Trustee Randy said maybe minor changes. Todd will lead meetings. Mike asked about time line, Todd said maybe 6 meetings for 2 months. Randy suggested it might be a good idea to include a zoning commission member on the comp plan committee.

10/8 trustees meeting

10/21 work session

Greg moved and Pam 2nd to adjourn at 8:25.

