

St. Albans Township Zoning Commission

March 6, 2025 Regular Meeting

Present: Mike Washington, Pam Hills, David Lees, Steve Meisel, Mary Fitch, Greg Williams and Woody Fox

Mike called the meeting to order at 7 and led the Pledge of Allegiance

David moved and Greg 2nd to approve 2/6 minutes as corrected, passed 5-0.

Mike introduced Steve Meisel as a new zoning member.

Comp plan update - Greg said they are wrapping it up with new text and FLUM in draft form and hopefully submit it to the trustees next week. Mike said he's attended the meetings and it looks good, then the trustees will have a hearing.

New business - Mike said with the new articles, we'll need professional technical expertise and Tad said there are firms that do that. Woody said the developer will already have contacted engineers and the LCPC TRC (technical review committee) will review be a free consultant and will contact everyone involved (soil and water, utilities, etc.) and look to make sure the developer will uphold our articles and comp plan and FLUM.

Rezoning application was reviewed and several corrections were mentioned and will get the updated form added to the website.

Woody also mentioned the HB315 passed in Jan and will take effect April 3 and will since advertising procedures changed, we'll need to update our zoning articles, submit to LCPC and then trustees.

Randy Almendinger mentioned that Peter Grigs will present a BZA workshop end of March at Jersey Baptist Church - he'll tell us when it's scheduled.

March 10 at 7 - comp plan steering committee

March 11 - 6:30 trustees hearing for zoning articles - regular meeting at 7

March 18 at 7 - BZA hearing

Dave moved and Steve 2nd to adjourn at 7:35, motion passed 5-0.