

St. Albans Zoning Commission June 4, 2026

Present: Mary Fitch, Greg Williams, David Lees, Pam Hills and Rob Amiet

Chair, Mary, called the meeting to order at 7 PM and led the Pledge of Allegiance.

Rob moved and David 2nd to approve the 5/7 public hearing minutes, motion passed 5-0.

Mary moved and David 2nd to approve the 5/7 regular meeting minutes as amended, motion passed 5-0.

Unfinished Business

Mary discovered the FLUM and zoning map have not appeared. Mary thinks maps 36 x 48 would be the best size and she has estimates. Greg will talk to county engineer to get them printed and Mary will ask trustees if we can buy frames.

Mary moved and Rob 2nd to ask trustees to buy 2 maps and 2 frames not to exceed \$500 if county engineer can't print them for us, motion passed 5-0.

Training opportunities - Mary has found that membership of OTA starts July 1 for the year. Affiliated members costing \$20 for OTA and \$50 to Licking County Twp. Assoc. for total of \$75 each. Mary asked who wants to be members - Rob and David and Mary and Steve and Rae Ann are interested. Mary moved and Rob 2nd that the trustees procure 5 OTA memberships totally \$375 especially for training.

PUD type C overlay - Mary has spoken with Brad Mercer and he suggested we go with type C because of the problems with Type B. Type B PUD are written by developer and stays with property. Type C details are written by a professional. Mike, trustee chair, called Mary and said they were interested in Type C especially along 310. Mike says it would cost about \$25,000 (Holly Mattei). Rob thinks Type C would be more consistent with all properties and would eliminate commission members having responsibility to administer the PUD. Mary will ask Mike to come to our commission meeting to explain what they want. Pam thinks it would be a good idea if it would make all them more standard.

PUD Type B process - step 1 developer needs to come up with text plan. The developer submits a sketch plan to LCPC. At least now we have Type B in place for now till we get a Type C written. We only have a hearing at the beginning when we have a text plan submitted and zoning change. Maybe take concept plan out of hearing process in step 2. Mary will call Peter Griggs and ask him if he thinks step 2 should drop the concept plan and emphasize text plan instead.

Public Comment

Carolyn Andrews said she thinks the zoning commission has a lot ahead of them.

Jersey Twp. Plan with NBBJ - Rob will go with Mike Washington to meetings.

Mary and Rob went to 5/18 LCPC meeting and talked about county wide comp plan - they won't tell township what to do. Township round table coming up. Would like to develop standards for township by May 2027.

Knox County came up with one and 21 of 22 townships were involved.

Madison County has 1 zoning overlay.

Next meetings

Trustees 6/9 at 6:30 public hearing and 7:00 regular meeting

6/22 LCPC at 6:00

7/2 Zoning commission

Dave moved and Rob 2nd to adjourn at 8:45.