

St. Albans Township Zoning Commission

June 1, 2023 Regular Meeting

Present: Pam Hills, Mike Washington, David Lees, Carolyn Andrews, Greg Williams, Mary Fitch (alt.) , Jim Lenner and Tom Frederick.

Pam called the meeting to order 8:10.

May minutes corrected date to 5/4/23, Mike moved and Dave 2nd to accept minutes, motion passed.

Tom issued permits:

- 1) Elliot at 8206 Duncan Plains for an accessory building
- 2) Journey at 2196 Watkins Rd for recreation event center and sign

Received application for zoning change from agriculture to manufacturing and distribution for Ernst Concrete from Connie Klema for 13 acres on north side of Moots Run and east side of Rt 37. Pam moved and Mike 2nd to set public hearing at Church of Christ 6/29 at 7:00, motion passed 5-0. Jim will make a report for evaluation.

Tom also mentioned EPA meeting 6/8 at the church at 6:00.

Jim mentioned the state is looking for a general permit from EPA allowing package plants up to 25,000 gallons/day for sewer operations that is probably 1 year in the future.

Township is looking for service agreements with Granville and other nearby townships for water. If these agreements are in place we might have more control of our future.

Township has been trying for 4-5 months to establish service agreements within 60 days. Need Licking County Commissioners approval then it blocks SW Water and Sewer. Jim will meet with a commissioner and then go uninvited with the plan.

Pam has been in contact with Martin Trucking working on landscaping plan with fences to get it done as soon as possible.

Smart code/smart growth plan needs 3 extra work meetings to get in front of the trustees in August. Pam moved and Dave 2nd to schedule 3 public work sessions 1) 6/13 at 5:00-7:00, 2) 7/6 at 5:00-7:00 and 3) 7/11 at 5:00-7:00, motion passed.

6/8 EPA meeting at church at 6:00

6/13 township trustees meeting at 7:00

6/29 PUD public hearing for rezoning at 7:00

7/6 regular zoning committee meeting at 7:00

Jeff asked if asphalt plants can be taken out of zoning regs possible conditional use and Tom will ask the prosecutor's office.

Jeff asked about the JED process. Jim said since we don't know who and where development will happen, TIFs can be effective before development.

Dave moved and Mike 2nd to adjourn at 9:00, motion passed.