

St Albans Township Zoning Public Hearing

June 6, 2024 - Rezoning 9196 Jersey Mill

Present: Carolyn, David, Mike, Pam, Mary, Greg (late), Rae Ann

Pam called the hearing to order 7:15 and led the Pledge of Allegiance

Committee members introduced themselves.

Pam asked those who want to speak to limit to 3 min. and state name and address.

Court reporter swore those in who wanted to speak.

Rezoning Z-24-7 - Pam read the staff report recommendation and LCPC letter of recommendation from 5/20 meeting.

Melanie Wollenberg said she sent pack of info to surrounding neighbors.

Stacey Conrad, adjacent landowner, doesn't want a business between 2 residential properties. Also made a substantial investment in their property so we can stay there.

Susan Meisel agrees with Stacey and just made a substantial investment in their property and is concerned with what Licking Memorial Health Foundation is planning across the road and setting a precedent for the area.

Melanie gave zoning commission a copy of letter that was sent out. Greg asked if any partners are doctors. No, Melanie said there were 4 partners and are in real estate and investors and developers and want to enhance the neighborhood, add not take away.

Ryan Riggs said development is coming we're not adding any residential, we need to realize it's a big deal to rezone residential to business - what value is this adding to the community - we're not needing services - not a good precedence.

Ann Lodder know it fits the comp plan but the 2 acres is short of 3 acre minimum for general business, are they going to purchase more property? Pam explained it's a 2 step process, now we're considering rezone from residential to gen business, then will have to go before BZA for variance.

Melanie not spot zoning since area has other business property. Will be sensitive of neighbors with services they need.

Adrian McKinney echos Ryan's thoughts - likes where he lives and quiet street - will be lots of other opportunities and we don't have to say yes.

JB Myers agrees with other neighbors - Jersey Mill is way over used for a rural road, it's busy and is a connection between Alexandria and 161. Anyone displaced won't be able to afford anywhere else in this area.

Steve Meisel said services proposed for this area are drug and alcohol counseling but do we want this in our neighborhood?

Woody said we need to remember 1) it's a really long process before development - sewer probably 3-5 years away, 2) also will need to go to BZA, 3) Licking Memorial owns 26.3 acres across the street that will be similar to surgical facility like what's on Smith's Mill but could change, 4) we are agricultural area. 5) procedure tonight is only recommendation to trustees who can uphold zoning change or deny, it is according to the comp plan, 6) if trustees uphold change, there is still a chance for public referendum.

Pam thanked everyone for coming tonight and please stay involved. She reminded everyone that the comp plan had several meetings to develop a plan for the future. Now closed public comments.

Mike asked how dependent on sewer vs septic they were? Melanie said they may be able to proceed with septic, they are getting professional engineering opinions.

Dave asked if aware of gas line on the property, yes they are.

Mary asked why they were asking for a zoning change now without sewer - Melanie said it's a long process so just starting.

Carolyn said too many variables and too many unknowns - if we wanted services, we would've moved elsewhere.

Mike asked on a 2 acre lot what do you expect to build? Melanie said typically a medical office has 8-10,000 sq ft/acre but not here because of setbacks.

Woody asked Melanie if they would be opposed to TIF or JED - she said no, not opposed.

Greg said we'll be seeing more and more zoning changes requested. Licking Memorial is a wild card and we need to keep that in mind.

Melanie knows there are steps they will have to give details but not there yet.

Pam said when comp plan was developed, the future land map included this area for general business.

Mary said the group had to find places for growth when developing comp plan and this is where it is planned. Meetings were all open to the public.

Pam moved to forward the approved recommendation and Dave 2<sup>nd</sup> to the trustees.

Mary - yes, Carolyn - abstain, Dave - yes, Mike - yes, Pam - yes, motion passed.

Dave moved and Greg 2<sup>nd</sup> to adjourn at 7:15, motion passed 5-0.