

St. Albans Township Zoning Commission- July 10, 2025

Present: Steve Meisel, Greg Williams, Davis Lees, Pam Hills and Mike Washington

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

David moved and Greg 2nd to approve the 6/12 minutes.

Mike talked to LCPC about flag lots - they aren't against them but don't promote them. Be careful the flag isn't an easement, not behind another home and might be a good idea to submit to an attorney for review first. County minimum is 60'.

Greg doesn't want flag lots to encourage more development. Mike thinks it's a blocking idea to have them.

Steve is building one now.

Mike said he'd be interested in what fire chief would think about them.

Greg said maybe if 60' minimum - maybe driveway minimum could be 10-12'.

Agreed upon:

60' minimum frontage

1000' maximum flag access

5 acre minimum

No more than 1 flag lot behind frontage lot

100' rear setback, 50' side setback, 100' front of flag minimum

No more than 2 contiguous flag lots

Access easement not permitted

Rae Ann will send to Woody for suggestions.

David moved and Greg 2nd to postpone Aug meeting to 8/14, motion passed

David moved and Greg 2nd to adjourn at 8:03.