

St. Albans Township Zoning Public Hearing

Rezoning July 27, 2023

Present: Pam, Mike, David, Greg, Mary, Woody and Jim

Pam called hearing to order at 7:00 and led the Pledge of Allegiance.

Zoning Commission members introduced themselves and Pam mentioned we all need to be respectful of each other.

Pam read Licking County Planning Commission staff report that recommended no rezoning.

Pam then read Licking County Planning Commission Board met 7/24 and recommended approval of rezoning and listed 3 factors:

- 1) There appears to be an apparent need for the proposed use (ready mix-concrete plant) as it relates to the county
- 2) The location is good because of access to St Rt 161,
- 3) The location is good for supply and deliveries to a developing area.

Jim said 13 acres rezoned from AG to M&D but the comprehensive plan has designated it for planned commercial development. Our comprehensive plan was adopted 12/2022 and 66% is still AG - 310, 161 and 37 would be developed and use form base code. Ground water vulnerability is a consideration and the flood plain, he showed maps of wells in the area, ground water recharge and traffic concerns. He disagrees with the Licking County board and recommends to the zoning commission to deny the rezoning.

Connie Klema represents the landowner and Ernst Concrete. Ernst is a local concrete supplier and looked at the future land use. They do not mine, products are mixed inside a building. Ernst would make mounds, buffering and on the back of the 13 acres but it needs to be rezoned to M & D then have to ask for a conditional use permit. If they get rezoning recommendation from the zoning commission they will ask for a conditional use before it goes to the trustees and would put deed restrictions in place.

Mary asked if they would consider other areas already zoned M & D. Connie said other areas wouldn't be as good as it is on Motts Run. There are other Ernst locations that are over 2 miles from freeways like 161.

Ben Yost with Ernst said they want to be here for a very long time and serve and be a part of this community. He was asked how would they buffer against gravel and truck noise - he said they will take precautions to make noise as minimal as possible.

Steve Geiger from Ernst said their culture is to do it right and be a part of the community and serve customers and provide employment opportunities. They will adhere to environmental standards - demand is coming from homes, restaurants and churches who have dreams. Population growth drives concrete demands.

Court recorder swore in all those who want to speak.

Chris Hemmerly builds and uses Ernst concrete. They are a partner, they deliver when they say they will be there. He's been in all Ernst plants and are good stewards of the earth.

Tony Ramos owns a small family owned concrete company. When you need concrete, you need it quickly.

Brian Keily builds family homes and without a partner like Ernst they can't get material they need.

Elaine Robertson said LCPC voted to approve but hadn't read the staff report, and hadn't they haven't drilled to see what water is available. Ernst's day starts at 3:30AM with lights and trucks and noise. Our comp plan is done the way we want it. Ernst is a good company but zoning is the way we want it.

Jennifer Baer said "good place for a concrete plant" is the only reason LCPC gave for approving. It is not our township's responsibility to find a home for Ernst.

Spencer Giese said it's all about precedence and if we rezone it will have a domino effect and just start the tumbling of our comp plan.

Cari Meng said none of the Ernst people that have spoken live in our township. Spot zoning has 1) inconsistency, 2) controversy and 3) impact on infrastructure.

Jeannette Gunn and Jeff Mitchell passed on speaking because the last few speakers spoke to their concerns.

Kevin Hull - when you google Graeter's ice cream you get down home businesses, not Shelly and Sands and Murray Material. We're here because we like that down home feeling.

Laura Mickelson from the Granville Village Council stands in opposition to those wanting to change zoning and said it sets a precedence of what is coming. Comp plan is there for a reason. This property sits on top of a priceless aquifer and the intersection is already a busy with traffic. Don't let those outside our area change our area.

Stephanie Taylor said no one has told us why it has to be here. It's not our responsibility to bear the burden of all that growth. Our comp plan can regulate that.

Amy Pausch said we all have to follow rules and the comp plan and don't want to live in an area where someone outside changes our neighborhood.

Jeff Baer read a statement prepared by Sean Barnes that the comp plan should be upheld, we don't need 3 concrete plants and we like our community.

Julia King - said ditto other's comments.

Connie Ellis is concerned about the health issue.

Allison Riggs asked that the rezoning is denied. 1 approved rezoning will lead to another and another - don't want 1 more truck to have reason to go through our community.

Stan Robinson - no doubt Ernst is a good company but spot zoning is a bad thing to start.

Woody, zoning inspector, said he was supposed to stay unbiased but has already received a lot of complaints on the concrete plant at Martin.

Connie Klema responded she has heard the public's concerns and reminds everyone that commercial development will be in this area.

Mike moved and Dave 2nd to close the public hearing, motion passed 5-0.

Mike said we all know growth is coming and the comp plan shows what the community wants. We can manage what happens with sound practices.

Pam said we worked hard on the comp plan, future land use map and LCCP looked at all these. Once we let one change the flood gates will be open. She has a concern about the water and we need to stick to the comp plan.

Greg said Intel was a top down deal. We handle with the sunshine law and transparency. We know Intel came under a cloak of darkness. Now we, local people, have to deal with the growth but the Ernst had a good presentation but we have heard the community.

Mary said the comp plan was a long process, well thought out, good compromises and a good plan. We need to follow it.

David thanked Connie and Ernst but we need to stick to our comp plan.

Mike moved and David 2nd to call a vote on the zoning amendment application Z-23-16. Dave - no, Mary - no, Greg - no, Mike - no and Pam - no. 5-0 to recommend to the trustees to deny the rezoning application.

Dave moved and Mary 2nd to adjourn the hearing at 9:10.