

## St. Albans Zoning Commission

Sept 4, 2025

Present: Mike Washington, Pam Hills, Steve Meisel, David Lees, Greg Williams and Mary Fitch

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

David moved and Greg 2<sup>nd</sup> to approve 8/14 minutes, motion passed.

Rae Ann passed out flag lot submission to LCPC that will be included in their 9/22 meeting.

Mike said social media has been busy with the approaching merger vote. He wants to commend this committee for their work and keeping the zoning resolution updated.

Mike asked what does the zoning commission do? Under ORC 519 section he passed out pertinent sections. 519.04, 519.05, 519.171 and 519.021.

Greg asked how would we identify other townships to review their code. Mike said with what you hear and those townships nearby. Mary said she asked AI for townships that have growing pressure and got a list. Greg said if the merger goes through, this commission will be replaced. Greg said the attendance at our meetings has really dropped off. Mike is concerned we'll be the landing zone for residential needs for all the data centers on Beech. Developers will be wanting high density housing. Steve is afraid of the golf course land being targeted for developers without adequate access to the area. Greg said we don't want to look like Etna, what do we want to look like? Mary said we should begin with the end in mind. Greg said we don't have the expertise needed for PUDs so we'll need to know where to find those experts.

Greg said we need to update the zoning certificate application and zoning change application that is on the website.

David moved and Steve 2<sup>nd</sup> to set a public hearing for flag lot zoning resolution change for 9/24 at 7, motion passed.

Mary said she is Dave Dicks alternate for LCPC.

Next trustees meeting is 9/9 at 7.

Next Zoning Commission is 10/2.

David moved and Greg 2<sup>nd</sup> to adjourn at 8:05.