

## PUBLIC HEARING

The October 1, 2024 public hearing was called to order by Chairman, Bruce Lane. All trustees and fiscal officer were present.

The 1<sup>st</sup> property is Kevin and Bridgett Reeves on Hazelton Etna Rd. from Ag to GB. The staff report recommended denial, the Planning Commission and Township Zoning Commission recommend approval

Property owner Kevin Reeves spoke saying it follows the future land use map and the comp plan of the township. He has no plans to sell the property and plans to continue farming it. The main purpose of this request is if and when 310 gets widened it will take all of the frontage of the property, getting only pennies on the dollar because of eminent domain and will hugely impact the farming of it. He urges the trustees to approve it.

Jeff Mitchell spoke saying he was speaking on behalf of all the re-zonings this evening. Doesn't feel the trustees should act on these for a couple reasons: They are outside of their 30 day window of when a public hearing should be held. The application itself needs revised, as it's poorly written with misspellings. Jeff has spoken to Woody about revising it but nothing has been done and section 603 does not align with the zoning resolution. All re-zoning requests should be invalid because of this and they never should have made it to the township zoning commission.

Dean Schiller spoke on behalf of Jennifer Baer, saying there are several easements granted to SWL watershed and this needs to be researched because they are all Ag. This applies to all the applications at hand tonight.

Steve Miesell said all the applications are pre-mature with all the changes going on in the zoning resolution and in the community. He recommends not passing them.

David Thompson said this is the land owners right and it is good to have the zoning done when and if they sell it and the property owner deserves to make money on it.

Tad Vanness said there is no requirement to give a particular use. These property owners didn't make the rules, but are just trying to follow them and they need to be treated fairly. It is not fair to change the rules at this point.

Comment section was closed.

Bruce Lane asked if we are within the 30 days. Todd Poole responded that we received the information at the trustees meeting on Sept 10<sup>th</sup> so yes we are within 30 days.

#56-2024 Bruce Lane made a resolution to approve application Z-24-17.

2<sup>nd</sup> by Randal Almendinger. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -no. Resolution passed.

The 2<sup>nd</sup> property is Pam Hills at 6414 Davison Lane from Ag to GB.

The staff report recommended denial, the planning commission and the township zoning commission recommended approval.

Lee Heckman spoke, representing all 3 families for the re-zonings this evening (Pam Hills, Tim/Anita McCoy and Davison Family Farm). The future land use map and the comp plan's purpose is to provide guidance to the township and it is important to follow when it comes to re-zonings. None of these are asking to do anything contrary to the plan. Water and Sewer is not required at the time of re-zoning and it's not relevant until development time. The township has already approved re-zoning requests with no water and sewer, and there is no justification to treat these applications any differently. Trustees cannot be arbitrary and requests that the re-zoning applications be approved.

Property owner Pam Hills spoke on all 3 of the re-zoning requests saying as a family and owners they felt it was the correct time to re-zone. They want to be prepared for development although they have no development plans at this time, as many properties that have been re-zoned in past years still remain undeveloped. Pam gave multiple examples of addresses that were approved for re-zonings over past years. The guiding document is the comp plan to be used for decisions on re-zonings. The township's comp plan was lead by a leader chosen unanimously by the trustees.

Pam read a letter from adjoining property owner Tommy Tanniff regarding the Davison Family Farm and he supports it and has no problem with the re-zoning. Jeff Mitchell spoke saying none of the applications align with section 603 of the zoning resolution and feels all of these applications need to be delayed until land owners can comply with section 603.

Comment section was closed.

Randal Almendinger said everything has been done properly.

**#57-2024** Bruce Lane made a resolution to approve application Z-24-19.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -no, Bruce Lane -no. Resolution failed.

The 3<sup>rd</sup> property is Tim and Anita McCoy at 6484 Davison Lane Rd. Alexandria Ohio from Ag to GB.

The staff report recommends denial, the planning commission and the township zoning commission recommends approval.

Lee Heckman said he just wants to re-iterate what he said prior and recommends approval.

Tad VanNess said he is disturbed with the trustees. This is a forum obligated to follow the rules/laws and you should be voting on the proper rules. This needs to abide by the law and you can't make a decision on "I feel" it needs to be on what is the law.

Comment section was closed.

Randal Almendinger said he feels the same as he has on all the other applications this evening and sees no problem with them.

Jean Morrison said she feels there is stuff going on in the township and she feels no.

**#58-2024 Bruce Lane** made a resolution to approve application Z-24-20.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -yes then said no stating "she messed it up", Bruce Lane -no. Resolution failed.

The 4<sup>th</sup> property is Davison Family Farm at 6472 Davison Lane Rd. Alexandria, Ohio from Ag to GB.

The staff report recommends denial, the planning commission recommends approval, the township zoning commission recommends denial.

Lee Heckman stated that the denial reason by the zoning commission was because the parcel size gave 1 member of the zoning commission pause. It is 140 acres with 5 different parcels. ½ is to the north and ½ is to the south.

Mitch Peters spoke saying there is some "hanky panky" going on. The township paid good money for the comp plan to be used as a guideline and all these properties meet the criteria. Something is going on and it's not right. These people should get their zoning.

Jeff Mitchell said none are fulfilling the requirement of 603 and all should be thrown out. The Zoning Commission should not have acted on them and the zoning inspector should not have forwarded it on to the commission.

Dave Thompson said the map shows the interstate by these properties and these should be approved. He has no idea why these would be turned down.

Kevin Reeves said the comp plan and the future land use map was the reason the Ernst concrete was turned down because it didn't follow it, so how can you now turn down these properties that do follow the comp plan and the future land use map. And you can't base your decision on what you think is going to happen, you have to base it on what is currently in front of you.

Comment section was closed.

**#59-2024 Bruce Lane** made a resolution to approve application Z-24-21 as submitted.

2<sup>nd</sup> by Randal Almendinger. Roll call: Randal Almendinger -yes, Jean Morrison -no, Bruce Lane -no. Resolution failed.

The 5<sup>th</sup> application is Tad and Rhonda VanNess at 9012 Morse Rd. Alexandria, Ohio from Ag to M&D.

The staff report recommends denial. The planning commission and the township zoning commission recommends approval.

Property owner Tad VanNess said the staff report has errors in it and this passed the planning commission unanimously and the zoning commission unanimously minus 1. The property to the north is already re-zoned and there is still no

development or change of use on it. The township approved the comp plan 22 months ago and the trustees should follow it.

Annie Promen is a neighboring property owner and fully supports the re-zoning. Comment section was closed.

Randal Almendinger said it was a no brainer for approval.

**#60-2024** Bruce Lane made a resolution to approve application Z-24-22 as submitted.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -no, Bruce Lane -no. Resolution failed.

The next item is modification of articles 12, 20, 21 in the zoning resolution from the zoning commission.

Dean Schiller said maybe for future it needs to be stated what a motion means before it's voted on.

Comment section was closed.

**#61-2024** Bruce Lane made a resolution to approve application Z-24-23 with recommended changes from the zoning commission.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes Jean Morrison -yes, Bruce Lane -yes. Resolution passed.

Bruce Lane made a motion to adjourn the public hearing. 2<sup>nd</sup> by Jean Morrison.

Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -yes.

Public hearing adjourned 7:07 P.M

The November 12, 2024 meeting of St. Albans Township was called to order by Chairman, Bruce Lane.

All trustees and fiscal officer were present.

The minutes of the October meeting were approved.

The minutes of the October 18 special meeting were approved.

The minutes of the October 29 public hearing were approved.

The fiscal officer read fund balances to date.

The fiscal officer asked Jean Morrison for clarification on her vote from the October 1 public hearing on the McCoy property because she voted yes and then no. The prosecutor listened to the recording and read the transcript and advised to have her clarify her vote. Jean Morrison responded that she voted no.

Bruce Lane stated that the fire levy is the responsibility of the trustees and everyone is disappointed that it failed.

Mike Theisen stated that he never got the 1<sup>st</sup> call from a resident asking questions about the levy, and he made sure to put his personal cell phone number on all information so he could explain it to people. No one stopped at the station asking questions. The fire association put out mailers and went door to door. Mike said this will result in a 50% reduction in funding, and talked more about what the department does and the need for this funding and also spoke of how this will affect the department. Mike requested that the board be an advocate for them and asked the public to stay involved.

Residents asked questions and many stated that they didn't get a mailer or a visit from the association, stating the wording of "continuing" scares a lot of people and with the other levies that were on the ballot it was just too much along with people just not understanding it so voting no, as well as the county doubling property taxes. People can't afford to vote for it. It was suggested to come back to the voters in the spring but the need to do something different as this has been voted down 2x, and information is key so getting a committee together to spread the word.

Part time staffing was brought up in order to save money. Mike Theisen said the part time program won't get trucks out the door.

Bruce Lane said we are not asking for money that we don't need and feels the same levy should be put back on in the spring.

Randal Almendinger said he wants a 5 year levy, not continuing.

Bill Bogantz said it's a bad economy right now. He is concerned about St. Albans going away. Marketing for the levy needs to be a lot more and suggested possibly inviting the news media out for an interview.

Zach West, the township's new representative at the Prosecutor's office introduced himself.

Todd Poole said the OPWC paperwork for guardrails did get submitted, and it looks hopeful for us to get funding.

ODOT safety sign grant opens in January and they have paperwork ready for when that window opens.

Todd plans on contacting Intel for funding opportunities for audio/visual/and technology needs of the township.

The Comp plan steering committee will have their 1<sup>st</sup> meeting on November 18<sup>th</sup> at 7:00. It will be open to the public, however guest comments will not be allowed, guests can be there for observation only. If comments want to be made feel free to contact Todd to express your thoughts or questions outside of the meetings.

Todd said he is helping the zoning commission at an administrative level to get the articles to pass through the necessary levels.

Dave Sapp requested permission to have Yeager Tree service to come out for 2 days for trees on Wesleyan Church and Goose Lane. They have offered to charge \$1500.00 for a daily rate, rather than charging per tree.

Dave and Todd are working on grants for a standby generator at the township building.

Dave spoke about the mausoleum that was talked about last month. He said they can cave the backside in and keep the front so the historical façade stays as is or take the whole thing down.

They have talked to the Historical Society and it is not a historical site so they can do whatever they want to with it.

Bruce Lane said there will be perpetual upkeep by keeping the façade there.

Bruce Lane made a motion to authorize Dave Sapp to contract with Yeagers Tree Service for 2 days at a cost of \$1500.00/day for trees on Wesleyan Church and Goose Lane.

2<sup>nd</sup> by Jean Morrison. Roll call: Jean Morrison -yes, Randal Almendinger -yes, Bruce Lane -yes. Motion carried.

Ann Lodder asked the township to consider putting up light systems at the bike trail crossings in the township, as there is 1 resident on Northridge Rd. that uses a scooter to get up town.

Dave Sapp said the cost is approx. 24K for just the light system, if you include signage and stripping on the road its over \$50K and the township can't do anything on county roads, its up to ODOT.

Mary Fitch suggested contacting Nature Works for a grant.

Bruce Lane made a motion to hold a records retention meeting on December 30, 2024 at 5:30 P.M. at the fire station community room.

2<sup>nd</sup> by Randal Almendinger. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -yes. Motion carried.

Bruce Lane made a motion to hold an end of year meeting on December 30, 2024 at 6:00 P.M. at the fire station community room.

2<sup>nd</sup> by Jean Morrison. Roll call: Bruce Lane -yes, Randal Almendinger -yes, Jean Morrison -yes. Motion carried.

Todd Poole stated that they need to appoint an alternate to the comp plan steering committee as member Kent Lees will be unable to attend some meetings due to an unexpected surgery and presented trustees with the list of remaining unselected applicants.

Bruce Lane stated he didn't care for a couple people on the list.

Randal Almendinger made a motion to put Tad VanNess on the comprehensive plan steering committee as an alternate.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -no. Motion carried.

**#70-2024** Bruce Lane made a resolution authorizing administrator, Todd Poole to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement and or Local Transportation Improvement Programs and to execute documents as required (entire resolution is on file).

2<sup>nd</sup> by Jean Morrison. Roll call: Bruce Lane -yes, Jean Morrison -yes, Randal Almendinger -yes. Resolution passed.

**#71-2024** Bruce Lane made a resolution authorizing administrator Todd Poole to prepare and submit a request for funds from Intel for audio/visual/and technology needs of the township and to execute contracts as required.

2<sup>nd</sup> by Randal Almendinger. Roll call: Jean Morrison -yes, Randal Almendinger -yes, Bruce Lane -yes. Resolution passed.

Todd Poole said he, Mike Washington and possibly 1 other member of the zoning commission would like to attend a specialized planning and zoning workshop at the Ohio State University.

**#72-2024** Bruce Lane made a resolution appropriating an amount not to exceed \$1000.00 from the General fund for tuition for up to 3 people to attend the Ohio State University planning and zoning course beginning January 6, 2025.

2<sup>nd</sup> by Jean Morrison. Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -yes. Resolution passed.

Bruce Lane said he and Zach West attended an appeal hearing on the Bakers Acres property for a liquor license. They have 10 days to make a decision.

Bruce Lane said there is a MORPC meeting on November 19<sup>th</sup>.

Bruce Lane said he's had a nuisance complaint on Wesleyan Church of noise and animals. The Licking County Sherriff is who they need to contact for the noise, but not much they can do about the animals is what was decided on.

Bruce Lane said the entity known as JAG is now the Municipal Utility Coalition of Licking County.

Dave Sapp asked what he needs to do with the road levy not passing. Bruce Lane said the levy will not be put back on the spring ballot to help ensure the fire levy passes and there will probably be a lot less done to the roads now.  
Meeting was adjourned 8:36 P.M.