

The October 8, 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 September meeting were approved.

The fiscal officer read fund balances to date.

Todd Poole gave the administrators report. He is going to make an attempt for the OPWC grant for this round for the guard rail at Mojene Way and Legend Lane.

Also at 8570 Jug St. Hopefully engineers paperwork will come back in time for the deadline of Oct 31st. It is a safety project so we get extra points for that.

Todd will also be working on a \$50,000.00 limit grant for signage which will meet all ODOT specs/standards. It opens in January for fiscal year 2026.

Todd consulted with EMA and FEMA about money for another tornado siren.

They are investing no money in sirens and there is no grant funding for these. They are becoming obsolete with people getting notifications on their phones nowadays among other ways.

Todd contacted WIN Waste about extra charges residents are seeing on their

invoices for not being digital. That is a coding error and should not be happening.

They will be sending out a mailer but if a resident gets that charge they can call for a reversal of that charge.

Todd has also been looking into JEDD's.

Todd spoke of Eyerman Planning Associates for help of conceptual design with the township, stating they are community focused and he is looking for approval to work with them on an hourly basis.

Woody Fox gave the September zoning report.

Talked about the sign complaint on Geiger's barn and R Lake. He has done some research and made some phone calls to get clarification.

We don't have jurisdiction at Geiger's because it is a primary highway, that is the State of Ohio jurisdiction and properties along 37 are not allowed to have signs larger than 4x8. Woody is asking the trustees for a pass on this in order to support local businesses and said if they want him to issue a violation for this sign he is going to issue a violation to all signs along 37. He recommends asking the zoning commission to make changes in the zoning resolution for this.

Bruce Lane made a motion that due to recent findings he would like to recommend the Zoning Commission modify article 11 of the zoning resolution so that it is more friendly to local business signs.

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

Dave Sapp talked about tree trimming that has been completed and more needed.

Every guardrail in the township is no longer compliant because of new height requirements.

Mike Theisen said they have a levy coming up on the November ballot and if anybody wants to understand how the taxes are going to work he has a slide show to show them, and the Association sent mailers out. Also stated that the burn ban is still in effect.

Marilyn Cook talked about AEP trimming trees around her property and the mess that they left in her yard. She stated they have always been good to work with and this has never been a problem before, however now her property isn't safe to walk on and she is concerned about being sued if someone falls, or falling herself. She asked trustees for advice on who to contact. Bruce Lane stated that "chipping in place" is standard practice now and it sounds like that's what they have done. Doesn't think she will get anywhere with them.

Woody Fox said it makes even more sense now to have a utility easement that he mentioned months ago.

Jeff Mitchell said senior services will be on the November ballot and said it is simply a renewal and will not cost anyone anymore money than it does right now.

Tad VanNess said he would like to politely ask Jean Morrison to turn in her resignation, saying he feels its time. He has serious concerns over what happened at the public hearing last week wondering if she knows what she is voting on or signing. He respects the time she has put in. Times have changed and we need 3 trustees who are on their "A" game giving 110% everyday, because this is a business.

Jean Morrison replied that she does comprehend what she is voting on and the land owners that applied for re-zonings can wait until the zoning comes back.

Pam Hills said she has a question on Jean's explanation. Bruce and Jean voted for the Jersey Mill re-zoning because they stated that they had to vote on regulations that are in place now -vs- we have things that are changing. Nothing has changed since that re-zoning so why did they vote the way they did last week.

Jean Morrison said she voted for the Jersey Mill re-zoning because the people asking for the zoning are the ones doing the building.

Bruce Lane said he didn't have a comment at this time but the vast majority of people in the township are not in favor of the approval of the re-zonings and he had several phone calls last week thanking him for his no vote. He is not trying to stop everything just trying to get everything in place like it should be. He is working for the entire township, not just those yelling the loudest and we need development and he's not trying to stall but we need to do it right.

David Lees said the property on Jersey Mill didn't meet acreage requirement.

Kent Lees said trustees are supposed to have a non-biased opinion and from past hearings it doesn't seem like we are getting that.

Linda Hickey said she hopes people vote for the aggregation.

Dean Schiller said our township passed the aggregation last time but it didn't pass other townships.

Elaine Robertson said the planning commission recommended passage of the aggregation.

Todd Poole asked about the carpet in the community room of the firehouse that was tabled from last meeting.

There are audio grants available but amplification is necessary and stated that the fire department really does not use the community room so it should be a general fund expenditure, as that room is used for meetings of the township.

Randal Almendinger made a motion to approve the expenditure of \$5000.65 to Rite Rug for installing carpet in the fire station community room.

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

Todd said the trustees are now in receipt of the Landale Farms and Kelly re-zoning recommendation from the zoning commission, so a public hearing needs to be scheduled.

Bruce Lane made a motion to hold a public hearing for Landale Farms and the Kelly re-zoning on October 29, 2024 at 6:00 P.M. at the St. Albans Township Fire Station Community Room.

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

Bruce Lane urged people to vote yes on the aggregation for natural gas and electric that will be on the November ballot.

Bruce Lane and David Sapp talked about repairs to the mausoleum that need done and fencing costs. It will cost approx. \$3500.00 just for fencing materials. The cost for repairing the mausoleum will be all labor costs, very little materials will be needed. Or they could have a restoration company come in and repair it

Kevin Reeves asked if anybody is buried in there and if not could it just be torn down.

Trustees responded there is nobody buried in there.

Todd will look into ramifications of tearing it down and try to find out if it's a historical building.

Joe Hickey, trustee of the Maple Grove Cemetery asked if the township could fill in potholes in the driveways of the cemetery. Bruce Lane responded that the cemetery is maintained by a separate board.

Randal Almendinger made a motion to approve \$270.00 to U.S. Court support for the purpose of getting a copy of the transcript from the October 1 public hearing for the prosecutor to give an opinion on some issues.

2nd by Jean Morrison.

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

#62-2024 Bruce Lane made a resolution to enter into an hourly agreement with Eyerman Planning Associates LLC for Ad Hoc planning and advisory services and authorize the township administrator to execute the agreement on behalf of the township.

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

#63-2024 Bruce Lane made a resolution to apply for the fiscal year 2026 Ohio Department of Transportation- safety sign grant to replace non-compliant safety signage and authorize the township administrator to execute the agreement on behalf of the township.

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

#64-2024 Bruce Lane made a resolution to apply for the fiscal year 2025 Ohio Public Works grant for guard rail repairs and replacement and authorize the township administrator to execute the agreement on behalf of the township.

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

Pam Hills asked if the zoning commission could have Peter Griggs come to a meeting or work session and look over the articles that they want to change.

Bruce Lane made a motion to authorize the cost of Peter Griggs coming to a work session or meeting for the zoning commission to help view articles.

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

Bruce Lane made a motion to go into executive session to include the 3 trustees, the fiscal officer, administrator and zoning inspector for the purpose of discussion/deliberation on the steering committee for the comprehensive plan.

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

Bruce Lane made a motion to adjourn executive session and return to open session.

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

#65-2024 Bruce Lane made a motion to appoint the following people to the comprehensive plan steering committee: Greg Williams, Kent Lees, Ann Lodder, Rick Robertson, Sean Barnes and alternate Steve Miesell.

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

Meeting was adjourned 9:13 P.M.

SPECIAL MEETING

The October 18, 2024 special meeting of St. Albans Township was called to order by Chairman, Bruce Lane.

All trustees and fiscal officer were present.

The purpose of this meeting is to amend committee appointments for the Comprehensive Plan Steering Committee.

Todd Poole read the bio's from the 2 village residents for consideration: Mitch Peters and Spencer Geise.

#66-2024 Bruce Lane made a resolution to amend committee appointments authorized by resolution #65-2024 and appoint the following names to the comprehensive plan steering committee: Greg Williams, Kent Lees, Rick Robertson, Steve Miesell and Mitch Peters. Removing Sean Barnes and Ann Lodder.

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

Todd Poole said Tony Eyerman reduced his rate to \$120.00/hour and estimates no more than 40 hours which equates to approx. 5-6K to help with the Comprehensive Plan. Todd does not feel that he will be needed for the full 40 hours.

#67-2024 Bruce Lane made a resolution to establish a budget of \$6,000.00 for planning and miscellaneous expenses for the comprehensive plan steering committee.

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

Bruce Lane made a motion to adjourn the special meeting.

2nd by Jean Morrison. Roll call: Randal Almendinger -yes, Bruce Lane -yes, Jean Morrison -yes.

Meeting adjourned.

PUBLIC HEARING

The October 29, 2024 public hearing of St. Albans Township was called to order by Chairman, Bruce Lane. All trustees and fiscal officer were present.

The purpose of this public hearing is for re-zoning requests from John and Judi Kelly, trustees at 2736 Hazelton Etna Rd. from Ag to General Business and Lanndale Farms Inc at 1803 Hazelton Etna Rd. from Ag to General Business.

The court reporter swore everyone in that planned on speaking.

Todd Poole stated that application #Z-24-26 from John and Judi Kelly was 7.4 acres requesting a re-zoning from Ag to General Business at 2736 Hazelton Etna Rd. The Licking County Planning Commission made a non-binding recommendation to approve the application and the St. Albans Township Zoning Commission recommended approval of the request.

John Kelly spoke saying that imminent domain is a factor in this request. A culvert replacement took some of their property before and they know having it rezoned to commercial will make it worth more money if more gets taken by imminent domain. They have no planned use for the property other than continuing to live there, and they do love living there.

There were no public comments.

Randal Almendinger said they are within their rights and has no problem with it.

Jean Morrison said without the zoning being right she is going to do a no

Bruce Lane said the zoning needs to get caught up.

#68-2024 Bruce Lane made a resolution to approve zoning application Z-24-26. 2nd by Jean Morrison.

Roll call: Randal Almendinger -yes, Jean Morrison -yes, Bruce Lane -no.

Resolution passed.

Todd Poole stated that application #Z-24-27 from Lanndale Farms was requesting a rezoning of 47.4 +/- acres from Ag to General Business at 1803 Hazelton-Etna Rd. The Licking County Planning Commission made a non-binding recommendation to approve the application and the zoning commission recommended denial of the request. Todd said the denial seemed to be based on the planned use for the property of inpatient mental health services, as that was the prevailing discussion at the hearing. Todd went on to make remarks on NAICS codes re: Inpatient mental health facilities.

Jeff Mitchell read a 4 page letter that he had written. Highlights being: asking trustees to act fairly in the review process and use the current zoning regulations. The comments on Behavioral health services has nothing to do with the zoning application and to not use the comp plan and future land use map in making this decision is a slap in the face to those residents that worked hard on putting it together. Jeff spoke about the Zoning Commission's public hearing and a lot of

arbitrary comments were made. He was not treated fairly and only 2 of the board members voted using the current zoning regulations, as they should have. Others voted based on feelings, didn't vote at all or using reasons that contradicted how they voted on other re-zoning requests. His reason for wanting to re-zone is so the property is easier to market, as he is looking to sell it as soon as he has a reputable buyer. It is an ideal location for General Business as it is located near current businesses, is located at the corner of the township so it will have little effect on township residents. He asked trustees to use the township tools available now to make their decision.

Steve Meisell said there is nothing on the website to review and it is potentially pre-mature with the potential zoning.

Todd Poole responded that the information is on the website, just in a different location and he will work with him after the meeting to show him where to find it.

Bruce Lane said this is going to be a commercial area, he just wants proper zoning in place.

#69-2024 Bruce Lane made a resolution to approve application Z-24-27.

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

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

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

Public hearing adjourned.