

MILLCREEK TOWNSHIP BOARD OF ZONING APPEALS

REGULAR MEETING MINUTES

DATE & TIME: Monday, October 24, 2011 @ 7:00 p.m.

LOCATION: Millcreek Township Hall, 10420 Watkins Road, Marysville Ohio 43040

CALL TO ORDER: Meeting called to order by Chair Jason Comstock at 7:00 p.m.

ROLL CALL: Zoning Administrator Joe Clase called the roll of members present.

Board Members Present:

Brian Clark
Jason Comstock, Chair
Jim Teitt
Bob Whitmore

Members Absent:

Steve Cameron
Jeff Pieper
Charles Still

Others Present:

Joe Clase, Zoning Administrator
Keith Conroy, Trustee

LEGAL NOTICE: Jason Comstock read the following legal notice as published in the Marysville Journal Tribune at least ten (10) days prior to the hearing:

The Millcreek Township Board of Zoning Appeals will hold a meeting on Monday, October 24, 2011 at 7:00 p.m. at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, OH 43040. The purpose of the meeting will be to review compliance of Conditional Use Permits, taking necessary action per Section 4251 of the Millcreek Township Zoning Resolution and other business that may come before the board. The meeting is open to the public.

MINUTES: The following motions were made:

- Jim Teitt made a motion to approve meeting minutes from March 16, 2010. Jason Comstock seconded the motion. 3 – in favor; 0 – opposed; Bob Whitmore abstained. Motion carried.
- Jason Comstock made a motion to approve meeting minutes from June 1, 2010. Brian Clark seconded the motion. 4 – in favor; 0 – opposed. Motion carried.
- No motion was offered on minutes dated September 20, 2010.
- Jim Teitt made a motion to approve meeting minutes from February 15, 2011. Jason Comstock seconded the motion. 4 – in favor; 0 – opposed. Motion carried.
- Jim Teitt made a motion to approve meeting minutes from May 23, 2011. Brian Clark seconded the motion. 4 – in favor; 0 – opposed. Motion carried.

OLD BUSINESS: Joe Clase stated that he has been reviewing all previously issued Conditional Use Permits for compliance. He stated that he would like the Board to consider adopting an annual listing of active Conditional Use Permits to aid in enforcement.

Greg Anderson was present to discuss the status of his Conditional Use Permit. He stated that he has

received correspondence from Zoning Administrator Joe Clase and has been in discussion about the need for option for him to file a Conditional Use Permit for a second business, a countertop manufacturing facility, that has begun leasing space and operating in his building at 10761 Watkins Road in violation of the original Conditional Use Permit. Joe Clase stated that he has not been able to locate the Conditional Use Permit that was issued and asked the Board members who were present for his original public hearing to clarify if the new business would have been permitted. Jim Teitt stated that he felt it was a new and different use than that which was previously approved and the owner should seek an amended Conditional Use Permit. Brian Clark inquired if there would be a third possible business at some point due to the size of the old school building that is on the property. Greg Anderson stated that he would like the ability to allow storage. Jason Comstock encouraged Greg Anderson to file an amended Conditional Use Permit application.

Joe Clase stated that Scott Reber was invited to attend and discuss the Conditional Use Permit issued for a hunting preserve at 11200 Watkins Road. He was not present and the Board discussed that the property was not used in conjunction with a Conditional Use Permit. Jim Teitt suggested that notice go to all Conditional Use Permit holders that a Conditional Use Permit may be revoked after one year and that the issue be revisited at the Board's next meeting. The board noted various observations pertaining to different uses that appear to be either active or inactive and noted that it would be good to make inquiry with the notice about the status of each Conditional Use Permit.

NEW BUSINESS: None.

ADJOURNMENT: Jim Teitt made a motion to adjourn the meeting. Brian Clark seconded the motion. All voted in favor of the motion and the motion carried. Jason Comstock announced the meeting to be adjourned at 8:05 p.m.

PREPARED BY:



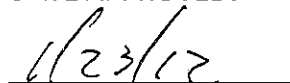
Joe Clase, Zoning Administrator

ATTEST:



Jason Comstock, BZA Chair

DATE APPROVED:



11/23/12