

MILLCREEK TOWNSHIP BOARD OF ZONING APPEALS

PUBLIC HEARING & MEETING MINUTES

DATE & TIME: Tuesday, February 11, 2014 @ 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 7:10 p.m. and opened the public hearing for a Conditional Use Permit application.

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

Members Present: Steve Cameron
Brian Clark
Jason Comstock, Chair
Bob Whitmore, Alternate
Charles Still, Alternate

Members Absent: Jeff Pieper
Jim Teitt

Others Present: Douglas D. Loudenslager, Evolution Ag, 414 Long Trail Drive, Ostrander
Terry Shank, Clouse Construction Corp, 4382 W. Township Rd. 90, New Reigel
Tony Hovest, Technicon Design Group, Inc., 1800 North Perry, Ste. 102, Ottawa
Keith Conroy, Township Trustee, 10181 Watkins Road
Joe Clase, Millcreek Township Planning & Zoning Administrator

LEGAL NOTICE: Jason Comstock read the legal notice as posted in the Millcreek Township Hall:

The Millcreek Township Board of Zoning Appeals will hold a previously continued public hearing on Tuesday, February 11, 2014 at 7:00 p.m. to consider variance requests by TR Touchstone, on behalf of Conklin Dairy Farms Inc. from Article XI (Signs) and Article XIII (Landscaping) of the Millcreek Township Zoning Resolution at 13220 U.S. 42 on Parcel No. 2500130260000, zoned B-2. The meeting will be held at the Millcreek Township Hall, 10420 Watkins Road, Marysville, Ohio 43040. The public is invited to attend and comment. A copy of the application can be found online at www.millcreektwpohio.us.

PRESENTATION OF APPLICATION: Jason Comstock asked that the amended application be presented and the following commitments and explanations were noted through a dialogue between the Board and the applicant.

- Doug Loudenslager, the applicant, stated they have continued to meet with the County Engineer, Soil & Water Conservation District and other officials to discuss approval of the project. The Ohio Department of Transportation has approved the U.S. 42 right-in/right-out access point. Landscaping plans were previously submitted and landscaping was also depicted on a site rendering that Tony Hovest will present.
- Tony Hovest handed out an updated exhibit representing the modifications to the monument sign. The major modification was adding color to the panels to soften the appearance. The sign will still be internally lit and the proposed size is the same. Joe Clase stated that a variance would be required if they were to be permitted to remain on outside hours of business operations. Tony Hovest also distributed an updated site rendering of the proposed facility.
- Terry Shank stated he was also present to address any concerns or questions regarding proposed construction on the project.

MOTION: Jason Comstock moved to grant variances of Article XI regarding the proposed monument sign as presented, permitting internally lighting between 6:00 a.m. and 1:00 a.m. but that no sign lighting shall be permitted between 1:00 a.m. and 6:00 a.m. Charles Still seconded the motion. Members voted as follows: Steve Cameron, YES; Brian Clark, YES; Jason Comstock, YES; Bob Whitmore, YES; Charles Still, YES. Motion carried.

- Doug Loudenslager stated that the landscaping plan depicts planting 76 trees and 266 shrubs. Additional landscaping will distract from the marketing of equipment and require additional signage. The large scale of this site also helps to preserve rural character versus smaller conditional uses that may need additional landscaping to hide higher density of buildings.
- Joe Clase reviewed landscaping requirements per the Millcreek Township Zoning Resolution.
- The board discussed the appeal of the proposal versus the requirements of Article XIII and determined they would desire larger trees that are larger in size around the perimeter of the site, closer to the two inches (2") required in the Zoning Resolution.

MOTION: Jason Comstock moved to grant variances of Article XIII regarding the proposed landscaping as presented with a minimum of a minimum 2" trunk requirement for perimeter trees. Charles Still seconded the motion. Members voted as follows: Steve Cameron, YES; Brian Clark, YES; Jason Comstock, YES; Bob Whitmore, YES; Charles Still, YES. Motion carried.

Brian Clark moved to close the public hearing. Seconded by Steve Cameron. All voted in favor. Jason Comstock announced the hearing closed at 8:17 p.m.

Jason Comstock asked if there was any other business to come before the board. Joe Clase presented an updated listing of 16 approved, active Conditional Use Permits and drafted meeting minutes from the February 4, 2014 meeting.

MOTION: Brian Clark moved to approve the February 4, 2014 meeting minutes. Seconded by Charles Still. All voted in favor, except Steve Cameron abstained. Motion carried.

ADJOURNMENT: Brian Clark made a motion to adjourn the meeting. Bob Whitmore seconded the motion. All voted in favor of the motion and the motion carried. Jason Comstock announced the meeting to be adjourned at 8:20 p.m.

PREPARED BY:

Joe Clase, Zoning Administrator

ATTEST:

DATE APPROVED:

Jason Comstock, BZA Chair
