

MILLCREEK TOWNSHIP ZONING COMMISSION

SPECIAL WORKSHOP MEETING MINUTES

DATE & TIME: Thursday, July 15, 2010 @ 6:00 p.m.

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

LEGAL NOTICE: The Millcreek Township Zoning Commission & Board of Township Trustees will conduct a special workshop meeting on Thursday, July 15, 2010 at 6:00 pm. The purpose of the workshop is to continue discussion on recommended updates to the Planned Development District of the Zoning Resolution. The Zoning Commission will conduct the July regular meeting immediately following the workshop. The meeting is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040.

CALL TO ORDER: Meeting called to order by Zoning Commission Chair Joni Orders at 6:07 p.m.

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

<i>Zoning Commission Present:</i>	Kenny Coakley, Alternate Joni Orders, Chair Freeman Troyer, Vice Chair Bob Whitmore Greg Wisniewski
<i>Board of Trustees Present:</i>	Bill Jordan Bill Lynch
<i>Zoning Commission Absent:</i>	Jim Lawrenz
<i>Board of Trustees Absent:</i>	Keith Conroy
<i>Others Present:</i>	Joe Clase, <i>Zoning Administrator</i> Jill Tangeman, <i>Attorney at Law, Vorys Legal Counsel</i>

WORKSHOP: Jill Tangeman discussed a meeting she held with Frank Elmer to discuss appropriate ways to facilitate a town center in the revised code. Frank Elmer had recommended developing an independent town center district to include a minimum tract size of 100 acres. Jill Tangeman presented Town Center District text for discussion.

Greg Wisniewski inquired if there was a need for grade separation for buildings. Jill Tangeman mentioned that a higher grade for residential helps to provide for privacy. Streetscape elements would be detailed to promote a pedestrian-friendly environment. Jill Tangeman stated that it may be more desirable for the developer to be able to write their own Town Center District.

Joni Orders inquired if both the Planned Commercial District (PCD) and the Town Center District would be adopted together. Jill Tangeman stated that the PCD may not be practical to most developers. Jill Tangeman stated that it is better to be conservative and let the developer ask for divergences. Bob Whitmore stated that it would be his interest to add verbiage to address the community's interest so that

the developer better understands what the Township is looking for seeing built. Other members concurred.

Freeman Troyer inquired about what may be a desirable minimum open space percentage. Jill Tangeman will check with Frank Elmer. Greg Wisniewski inquired how we could address it when additional acreage is added to an existing Town Center. Jill Tangeman stated that it is a good idea to require more open space and be able to negotiate it when the second developer came in. Greg Wisniewski inquired if 100 acres was a good minimum. Jill Tangeman stated that Frank Elmer gave this as a guide as a minimum to support the core of the development. Joe Clase inquired if there should be arterial access criteria and separation standards for the Town Centers. Joni Orders stated that it would be good to separate the Centers enough that they would not compete. Greg Wisniewski offered an example where two commercial districts located too close together made them not sustainable independently. Jill Tangeman will discuss with Frank Elmer.

Jill Tangeman reviewed existing design standards in the Millcreek Township Zoning Resolution. She recommended retaining the residential design standards. Kenny Coakley inquired if this would apply to 5 acre lots. Jill Tangeman stated that it would be retained for the instance where a development was platted but not rezoned to a planned district. Joe Clase stated concern that the Zoning Administrator would be charged with enforcing the standard without Zoning Commission review. Joni asked why allow a straight district. Joe Clase stated that you cannot rezone property to a planned district without their consent.

Joe Clase inquired if the Type B PUD would be removed with the revisions. Jill Tangeman confirmed that was the intent.

Jill Tangeman stated that the code includes conflicting landscape standards. Jill Tangeman recommended removing architectural review standards and putting the specific standards in each individual district at the preference of the Township. Joni Orders stated that the Township at one time had intended to create an Architectural Review Board. Joe Clase stated that he would incorporate these as the Township looked at amending the Zoning Resolution in the future.

Joe Clase asked Jill Tangeman to e-mail him copies of the text in Word format when all changes were complete. Jill Tangeman confirmed she would do this and list those sections that should be removed.

Jill Tangeman presented a revised Planned Industrial District (PID) for review and discussion. Bill Jordan stated that item number 22 still included an old reference to 65,000 square feet and should be updated to 50,000 square feet.

Joni Orders noted that we should amend the B-2 to be 40 feet building height versus 45 feet to conform to the proposed PID.

Jill Tangeman stated that the Planned Residential District (PRD) and PCD are complete. The PID has a few minor needed amendments and pending what the Township wants to do with the TCD it appears that work on the planned districts is finalized. Jill Tangeman stated that she doesn't believe there will be significant modifications to the TCD per Frank Elmer's comments.

NEXT MEETING: It was agreed that additional joint meetings will not be scheduled at this time. The hope would be to initiate amendments in August and hold a public meeting in September or October.

ADJOURNMENT: Freeman Troyer made a motion to adjourn the special workshop meeting. Bob Whitmore seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 7:23pm. The Trustee meeting was concurrently adjourned.

PREPARED BY:



Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:

10/21/2010
Date