

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Thursday, August 18, 2011 @ 7:00 p.m.

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

LEGAL NOTICE: The Millcreek Township Zoning Commission will hold a regular business meeting on the third Thursday of each month for 2011. All meetings begin at 7:00 pm and are held at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040. The public is invited to attend.

CALL TO ORDER: Meeting called to order by Zoning Commission Vice Chair Freeman Troyer at 7:15 p.m.

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

Zoning Commission Present: Kenny Coakley, Alternate
Jim Lawrenz
Freeman Troyer, Vice Chair

Zoning Commission Absent: Joni Orders, Chair
Greg Wisniewski

Others Present: Joe Clase, *Zoning Administrator*
Keith Conroy, *Trustee*
Bill Lynch, *Trustee*
Bill Jordan, *Trustee*

MINUTES REVIEW & APPROVAL: The board reviewed minutes from March, April, May & June 2011.

Jim Lawrenz made a motion to approve minutes from the March 17, 2011 meeting, as presented. Kenny Coakley seconded the motion. Kenny Coakley abstained. All others voted in favor of the motion and the motion carried.

Jim Lawrenz made a motion to approve minutes from the April 21, 2011 meeting, as presented. Kenny Coakley seconded the motion. Freeman Troyer abstained. All others voted in favor of the motion and the motion carried.

Kenny Coakley made a motion to approve minutes from the May 19, 2011 meeting, as presented. Jim Lawrenz seconded the motion. All voted in favor of the motion and the motion carried.

Kenny Coakley made a motion to approve minutes from the June 16, 2011 meeting, as presented. Jim Lawrenz seconded the motion. All voted in favor of the motion and the motion carried.

CITIZENS' COMMENTS: Mr. & Mrs. Bob Barker (7132 Brown Road) stated they have concerns pertaining to high-levels of noise coming from neighboring properties late at night. Mr. & Mrs. Kevin Bryant (14570 Smart Cole Road) stated that they share the concerns.

Joe Clase stated that a draft noise resolution has been presented to the Board of Trustees and a meeting

will be held with the Prosecutor's Office and Sherriff's Office to review any comments pertaining to the drafted resolution. Other similar complaints have been recently received and individuals have been directed to contact the Sherriff's Office. The Zoning Resolution does not address the issue of such noises and the Township would most effectively address such complaints through adoption of a noise resolution as permitted by O.R.C. 505.172. Joe Clase reviewed the drafted legislation. Jim Lawrenz offered to assist with discussing the legislation with the Sherriff's and Prosecutor's Offices. Bill Lynch stated that he would represent the Board of Trustees.

Jim Lawrenz inquired about how the Sherriff's Office was addressing the complaints. Bob Barker stated that individuals are not being cited and that the noise continues after the Sherriff Deputy leaves. The current system is ineffective in addressing the concerns. Bob Barker stated that he had reviewed the drafted noise resolution and was confident it could address his concerns. He shared his written comments regarding the noise resolution with Joe Clase. Jim Lawrenz stated that it is important that exemptions be provided for agriculture uses and that there be measurable enforcement standards. Freeman Troyer stated that the time limits should also be appropriate.

Keith Conroy stated that this may take some time to adopt since their wasn't a model resolution available in the county, but that the Township is planning to consult with others to ensure that the resolution can be properly enforced.

TRUSTEES' COMMENTS: Bill Lynch stated that the sewer force main is being installed along Bell Road. No major problems have occurred, but they are having to trench in a few instances where soils are not appropriate to bore. Jim Lawrenz inquired about any damages to field tile. Bill Lynch stated that they appear to be doing good in repairing any damaged tiles.

ZONING ADMINISTRATOR REPORT / COMMENTS: Joe Clase discussed his activities in June and July 2011.

OLD BUSINESS: Joe Clase distributed example specifications for wind turbines. Noise levels are not indicated on any of the specifications. Joe Clase stated that he has discussed the drafted wind turbine language with the Logan-Union-Champaign Regional Planning Commission staff and hopes to provide this to the board at the next meeting when more members are present. Joe Clase was asked to obtain a copy of the City of Marysville's regulations and anything that the Union County Engineer's Office has in place. Freeman Troyer stated that he has seen some rooftop units that are not attractive.

NEW BUSINESS: None.

NEXT MONTHLY MEETING: Freeman Troyer announced the next regular meeting will be September 15, 2011 at 7:00 p.m. at the Township Hall.

ADJOURNMENT: Kenny Coakley made a motion to adjourn the regular meeting. Jim Lawrenz seconded the motion. All voted in favor of the motion and the motion carried. Freeman Troyer announced the meeting to be adjourned at 8:31 p.m.

PREPARED BY:



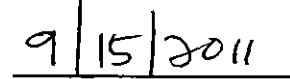
Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:



Date