

## **MILLCREEK TOWNSHIP ZONING COMMISSION**

### **REGULAR MEETING MINUTES**

**DATE & TIME:** Thursday, September 15, 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 Chair Joni Orders at 7:12 p.m.

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

*Zoning Commission Present:* Kenny Coakley, Alternate  
Joni Orders, Chair  
Freeman Troyer, Vice Chair

*Zoning Commission Absent:* Jim Lawrenz  
Greg Wisniewski

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

**MINUTES REVIEW & APPROVAL:** The board reviewed minutes from August 2011. Freeman Troyer made a motion to approve minutes from the August 18, 2011 meeting, as presented. Kenny Coakley seconded the motion. All voted in favor of the motion and the motion carried.

**CITIZENS' COMMENTS:** None.

**TRUSTEES' COMMENTS:** Bill Lynch stated that the Trustees had a special meeting on September 6 with five residents who volunteered assistance during the community survey that was administered in the spring. The Trustees will be working with the Zoning Administrator to develop a specific work plan for the group. In the short-term, they will be likely focusing on developing a plan for expansion possibilities of the park behind the Township Hall and maybe assisting to develop or expand an already planned community event. The Trustees welcome input from the Zoning Commission as this group begins to mobilize. Joni Orders stated that the agricultural preservation goals in the comprehensive plan should be addressed.

Bill Lynch also described a new soccer facility that will be constructed to the east of the stone quarry on Shelly's property. The fields will be leased by UCISL who will operate the organized sports and maintain the park. The Trustees have been working with them to ensure that Millcreek Township is incorporated into their signage.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Joe Clase discussed his activities in August 2011.

**OLD BUSINESS:** Joe Clase distributed a copy of the City of Marysville's recently adopted wind turbine regulations. These regulations offer many additional regulations that are not covered in the Township's drafted language. Joni Orders expressed concern with the roof mounted turbine regulations permitting an additional fifteen (15) feet of height beyond the maximum permitted structure height. Freeman Troyer stated that fifteen (15) feet seems reasonable and that it wouldn't likely have a fall zone beyond that of the setbacks of the building. Bill Lynch stated that taller turbines would more likely be placed on a pole. No signs should be permitted on turbines and no lighting except that required by FAA and ODOT.

Joe Clase stated that he will be continuing to work the Logan-Union-Champaign (LUC) Regional Planning Commission staff to finalize draft language incorporating the Zoning Commission's debate on this subject and their staff's feedback.

Bill Lynch stated that as such regulations are initiated; the Township will need to ensure appropriate application fees are adopted. Joe Clase stated he would research this subject prior to adoption of such regulations.

**NEW BUSINESS:** Joe Clase distributed literature on different forms of impact analyses. A fiscal impact analysis is now required with the submission of a development plan in any of the PUDs. Model standards for such an analysis should be considered before a PUD application is filed.

Joni Orders stated that if such a document could be placed into a table, it may work nice as an appendix to the zoning resolution or comprehensive plan. Bill Lynch stated that it may be best to provide a listing of questions that need answered and that a 25 year fiscal outlook seemed to work when reviewing Bayle Point. Bill Jordan stated that the analysis completed by their developer appeared to be very thorough and a good model. Joni Orders stated that we should provide a comprehensive framework that will look into the future instead of just looking at the point in time when the application is submitted. Bill Lynch stated that an independent review of a fiscal analysis may be desirable. Bayle Point proposed a community authority. Joe Clase stated that it should also look at the long-term viability of a homeowners' association or any similar organization which will be responsible for long-term management and maintenance costs.

**NEXT MONTHLY MEETING:** Joe Clase inquired what topics may be desirable at remaining meetings in 2011. The board noted that it should be a focus to finish the turbine regulations, begin the discussion of what a model impact analysis looks like and a look at net developable acreage calculations. Bill Lynch stated that eventually it would be desirable to update the comprehensive plan. Early next year, around February, the County Engineer's Office should be invited to discuss subdivision regulations, thoroughfare plans and other relevant subject matter.

Joe Clase announced that he is planning to attend the Ohio Planning Conference in Dayton on October 20 and 21 and may not be able to attend the next meeting. Freeman Troyer motioned to move the next regular meeting from 7:00 p.m. on October 20, 2011 to 7:00 p.m. on October 13, 2011. Kenny Coakley seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the next regular meeting will be October 13, 2011 at 7:00 p.m. at the Township Hall. Joe Clase stated that he would ensure the meeting is advertised on its new date.

**ADJOURNMENT:** Kenny Coakley made a motion to adjourn the regular meeting. Freeman Troyer

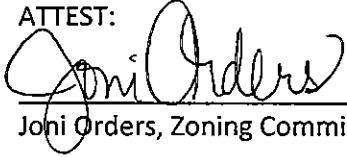
seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 8:30 p.m.

PREPARED BY:



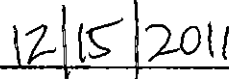
Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:



Date