

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Wednesday, March 21, 2012 @ 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 Wednesday of each month for 2012, except November will be held on the second Wednesday of the month. The meeting dates are as follows: 2/15/12, 3/21/12, 4/18/12, 5/16/12, 6/20/12, 7/18/12, 8/15/12, 9/19/12, 10/17/12, 11/14/12 and 12/19/12. All meetings begin at 7:00 p.m. and are held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, Ohio 43040. The public is invited to attend.

CALL TO ORDER: Meeting called to order by Zoning Commission Chair Joni Orders at 7:05 p.m.

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

Zoning Commission Present: Jocelin Boutet, *Alternate*
Joni Orders
Freeman Troyer
Greg Wisniewski

Absent Members: Kenny Coakley, *Alternate*
Jim Lawrenz

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

MINUTES REVIEW & APPROVAL: The board reviewed minutes from January 19, 2012. Joni Orders, noted that the word "following" in the first paragraph on page 2 should be "above". Greg Wisniewski noted that his reference ~~to~~ in the third paragraph on page 2 should reference why certain intersections were ranked and others were not. Jocelin Boutet noted her name was misspelled on page 4 and noted that the Zoning Commission's reorganizational meeting on January 19th should note being called to order at 9:27 p.m. Greg Wisniewski made a motion to approve minutes from the January 19, 2012 meeting, as amended. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: Keith Conroy noted that the Trustees met on Monday, March 19, 2012 and talked with Union County representatives about the expansion of Marysville's Enterprise Zone into Millcreek and Jerome Townships. The Trustees are interested in exploring a Joint-Economic Development District (JEDD) at the same time and encouraged the county to assist the Township in working with Marysville to determine the feasibility of the JEDD at the same time the Enterprise Zone expansion is being considered. The City stated at Monday's meeting that they would be open to this discussion. This will be further addressed at the Board of Trustees' meeting on Monday, April 2, 2012. Greg Wisniewski inquired if the tax abatement ~~offered would tax away necessary taxes.~~ Keith Conroy noted that there are certain criteria that need to be met and not every business would qualify. Abatements over 60% would also need school district approval. Joni Orders inquired how this abatement and the relevant criteria would be enforced. Keith Conroy stated that the Union County Tax Incentive Review Council (TIRC) will be

Would strain the infrastructure without providing for a
tax base to accommodate it

responsible. Millcreek Township will likely appoint a couple members to the TIRC if the Enterprise Zone is expanded into the Township.

ZONING ADMINISTRATOR REPORT / COMMENTS: Joe Clase discussed his activities in January/February 2012.

OLD BUSINESS: Joni Orders asked that any discussion or action regarding the drafted wind turbine regulations and economic impact statement guidelines which were tabled for further discussion in January 2012. Keith Conroy suggested Section 10051(A)(2) be amended to reflect a 1.5 times the height setback to limit the potential for shadowing effects caused by turbines. He also suggested the height of the tower, as regulated in Section 10051(A)(1) be amended from "base of the tower" to "top surface of natural, undisturbed grade of ground at the tower's foundation." Joni Orders suggested the term "Zoning Inspector" in Section 10051(H)(2) be amended to read "Zoning Administrator." Keith Conroy suggested the addition of Appendix B(7) to require, "Other relevant information, as requested by Zoning Commission/Trustees."

Greg Wisniewski made a motion to initiate an amendment to the Millcreek Township Zoning Resolution to permit and regulate wind turbines, as amended. Such amendment shall be sent to the L.U.C. Regional Planning Commission for review and a public hearing will be scheduled before the Millcreek Township Zoning Commission on May 16, 2012 at 7:00 p.m. in the Millcreek Township Hall to consider recommending approval of such amendment to the Millcreek Township Board of Trustees. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried.

Greg Wisniewski made a motion to initiate an amendment to the Millcreek Township Zoning Resolution to provide standards for an economic impact statement, as amended. Such amendment shall be sent to the L.U.C. Regional Planning Commission for review and a public hearing will be scheduled before the Millcreek Township Zoning Commission on May 16, 2012 at 7:00 p.m. in the Millcreek Township Hall to consider recommending approval of such amendment to the Millcreek Township Board of Trustees. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried.

NEW BUSINESS: None.

NEXT MONTHLY MEETING: Joni Orders announced the next meeting will be Wednesday, April 18, 2012 at 7:00 p.m. at the Township Hall. Joe Clase stated that he would ensure the meeting is advertised.

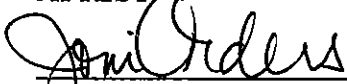
ADJOURNMENT: Greg Wisniewski made a motion to adjourn the regular meeting. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 8:13 p.m.

PREPARED BY:



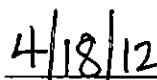
Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:



Date

**Attendance Sign-in for ZC Meeting
Wednesday, March 21, 2012 at 7:00 p.m.**

NAME	ADDRESS	PHONE or E-MAIL
JOE CLASE	P.O. Box 157 OSTLANDER	937-644-3449
Jeni Olden	9264 Long Rd	jeniaolden@gmail.com
Greg Wisniewski	11316 Derio Rd	
Jacelin Boudet	5780 Long Rd	jboudet@ohioemail.com
Zerh Conroy		