

## **MILLCREEK TOWNSHIP ZONING COMMISSION**

## **REGULAR MEETING MINUTES**

**DATE & TIME:** Wednesday December 19, 2012 @ 7:00 p.m.

**LOCATION:** Millcreek Township Hall, 10420 Watkins Road, Marysville OH 43040

**LEGAL NOTICE(S):** The Millcreek Township Zoning Commission will hold 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 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, Greg Wisniewski at 7:00 pm

**ROLL CALL:** Joni Orders, acting on behalf of the absent Zoning Administrator, called the roll of members present.

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

Absent Members:                         Jim Lawrenze

Others Present:                            Keith Conroy, Trustee

**MINUTES REVIEW & APPROVAL:** Members reviewed several draft minutes submitted previously by Zoning Administrator, Joe Clase, now that a majority of members were present who attended those meetings.

July 18, 2012 – Freeman Troyer moved to accept and approve the minutes as presented. Jocelin Boutet seconded the motion. Greg Wisniewski abstained from voting due to absence at that meeting. All others voted in favor and the minutes were signed and approved.

August 15, 2012 – Joni Orders moved to accept and approve the minutes as presented. Greg Wisniewski seconded the motion. All voted in favor and the minutes were signed and approved.

October 17, 2012 -- Joni Orders moved to accept and approve the minutes as presented. Jocelin Boutet seconded the motion. All voted in favor and the minutes were signed and approved.

## **TRUSTEE COMMENTS:**

Keith Conroy shared that Frank Elmer of Lincoln Street Studios, who worked with the Zoning Commission on the Land Use Growth Plan update had passed away.

Keith Conroy reported the status of court mediation of outstanding zoning violations with the Badger property was not successful and that the matter will likely proceed to trial sometime in January.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Greg Wisniewski read aloud the report submitted for December 2012. There were no further comments.

## **OLD BUSINESS:**

Members reviewed updated language and formatting for the Signs section of the Zoning Resolution. It was recommended to change the maximum height for signs for Home Occupation to 4 feet. There were no other changes recommended to the chart.

It was suggested that Page 9 – Outdoor signs section be completely reviewed and new language drafted. There is no size or maximum square footage listed. It was also noted that members felt setback of only 5 feet from the right of way was not sufficient.

## **NEW BUSINESS:**

Goals 2013 – Members discussed possible goals for the upcoming year. Greg Wisniewski recommended the goals be measurable and attainable. He further recommended that goals be visited in a trimester fashion so that focus can be maintained.

- 1) Signage – Complete review of drafted changes by the February meeting
- 2) Fuel Stations – develop language and add to Resolution; special attention relating to containment and environmental concerns, what are EPA standards and how can Township strengthen those, it was recommended that final language be discussed during March meeting and expected hearing in April
- 3) Millcreek Township contributed funds to Union County Bicycle Path Feasibility study – Joe Clase is attending those meetings on behalf of the Township. This should be added as an agenda reporting item so members can give feedback that Mr. Clase can share at the county level.
- 4) Other items from the Land Use Growth Plan should also be added
  - a) Union County Heritage Trust – invite someone from this organization to March meeting
  - b) Community Park
  - c) Explore committee work / interest items from community survey and pull in more members of the Township to participate
  - d) Agricultural Security Committee

**NEXT MONTHLY MEETING:**

Freeman Troyer made a motion to set the 2013 Organizational Business Meeting for the Millcreek Township Zoning Commission to be Wednesday January 16, 2013 at 7:00 pm at the Millcreek Township Hall. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried.

Greg Wisniewski announced the next meeting will be Wednesday January 16, 2013 7:00 pm at the Township Hall.

**ADJOURNMENT:** Jocelin Boutet made a motion to adjourn the regular meeting. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried. Greg Wisniewski announced the meeting to be adjourned at 7:55 pm

PREPARED BY:



Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:

2/20/2013  
Date