

# MILLCREEK TOWNSHIP ZONING COMMISSION

## REGULAR MEETING MINUTES

**DATE & TIME:** Wednesday, April 10, 2013 @ 7:00 p.m.

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

**LEGAL NOTICE(S):** The Millcreek Township Zoning Commission will hold a regular business meeting on the third Wednesday of each month for 2012, except April and October will be held on the second Wednesday of the month. The meeting dates are as follows: 2/20/13, 3/20/13, 4/10/13, 5/15/13, 6/19/13, 7/17/13, 8/21/13, 9/18/13, 10/9/13, 11/20/13 and 12/18/13. 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:* Joni Orders  
Greg Wisniewski  
Freeman Troyer  
Kevin Bryant, *Alternate*

*Absent Members:* Jocelin Boutet  
Jim Lawrenz

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

**MINUTES REVIEW & APPROVAL:** Joe Clase presented draft minutes for the Zoning Commission meetings of February 20, 2013 and March 20, 2013.

- February 20, 2013 – Joni Orders noted that the word “sense” was misspelled in the second paragraph on the second page. Additionally, two commas were not needed. Greg Wisniewski made a motion to approve the minutes, as amended. Kevin Bryant seconded the motion. All voted in favor. The motion carried.
- March 20, 2013 – Joni Orders noted that the next meeting should be listed as April 10, 2013. Greg Wisniewski made a motion to approve the minutes, as amended. Kevin Bryant seconded the motion. All voted in favor. The motion carried.

**CITIZENS’ COMMENTS:** None

**TRUSTEES’ COMMENTS:** Keith Conroy noted that the Davisson case is still in mediation. The trustees are looking at constructing fitness stations in the park, the soccer fields on Shelly’s land are almost ready for use and they are looking at making some upgrades to the township website.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Joe Clase reviewed activities included in his March 2013 monthly reports.

**OLD BUSINESS:** Joe Clase stated that legal notice will be posted for the public hearing on sign code amendments at least 10 days prior to the May 15, 2013 at 7pm, with the regular Zoning Commission meeting to follow.

Joe Clase asked for guidance on what the board would like to include in prospective regulations on fuel stations. The board mentioned the following comments, highlighting that the spirit and intent would be to preserve the rural character and environmental sensitivity of the area. Regulations should reference and compliment state and federal regulations, buffer other hazardous or dangerous uses, have a minimum separation from homes, be at least 500 feet from any wells, require curtain drains, have extra restrictions where such uses utilize on-site wastewater treatment systems. There should be a monitoring program put in place that would name an appropriate regulating agency for ongoing evaluation of such a use. Joni Orders asked that additional feedback be provided to Joe Clase prior to the July 17, 2013 meeting where this will be discussed further. Joe Clase and Keith Conroy will convene prior to the July meeting and develop a draft of potential regulations.

**NEW BUSINESS:** The board discussed potential topics for upcoming meetings. It was discussed that the Union County Heritage Foundation could come to the August meeting to discuss the agricultural securities committee that was recommended in the comprehensive plan.

**NEXT MONTHLY MEETING:** Joni Orders announced the next meeting will be Wednesday, May 15, 2013 following the public hearing scheduled at 7:00 p.m. at the Township Hall.

**ADJOURNMENT:** Greg Wisniewski made a motion to adjourn the regular meeting. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 7:52 p.m.

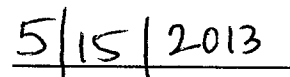
PREPARED BY:

  
\_\_\_\_\_  
Joe Clase, Zoning Administrator

ATTEST:

  
\_\_\_\_\_  
Joni Orders, Zoning Commission Chair

APPROVED:

  
\_\_\_\_\_  
Date