

# MILLCREEK TOWNSHIP ZONING COMMISSION

## PUBLIC HEARING MINUTES

**DATE & TIME:** Wednesday, May 15, 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 public hearing on proposed text amendments to the Millcreek Township Zoning Resolution regarding signage regulations on Wednesday, May 15, 2013 at 7:00 p.m. The meeting will be held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, OH 43040 and is open to the public. A copy of the proposed text amendments are available online at [www.millcreektwpohio.us](http://www.millcreektwpohio.us) or in the Marysville Public Library. The regularly scheduled monthly meeting will immediately follow the public hearing.

**CALL TO ORDER:** Hearing 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  
Jim Lawrenz  
Greg Wisniewski  
Kevin Bryant, *Alternate*

*Absent Members:* Jocelin Boutet  
Freeman Troyer

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

**RECOMMENDATION OF THE LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION:** Joe Clase stated that he attended the LUC-RPC meeting as the representative from the Township. He presented their recommendation for conditional approval, subject to:

1. Removing the words "if and when" in Section 11020(D)
2. Adding a definition for "dark sky compliant"
3. Clarify the definition of "visual sight distance"

Discussion occurred among the board members. There was support for comment #1. The recommendation was to use [www.darksities.org](http://www.darksities.org) to address comment #2. The recommendation was to use the County Engineer's review as a standard for comment #3.

**ZONING ADMINISTRATOR'S COMMENTS:** Joe Clase stated that the proposed amendments would address his concerns, though he asked the Board to consider the following concerns:

1. Business advertising sign standards don't appear to be specifically addressed in the code.
2. The prosecutor should offer guidance on whether off-site business advertising can be prohibited.
3. Digital signs are becoming more popular and are strictly prohibited today.

**PUBLIC COMMENTS:** None.

**BOARD DISCUSSION:** Joni Orders stated that the Board would like to continue discussion after the prosecutor offers his comments.

*Greg Wisniewski moved to continue the public hearing to Wednesday, June 19, 2013 at 7:00 p.m. in the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor. The motion carried.*

**ADJOURNMENT:** Joni Orders made a motion to adjourn the public hearing. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the hearing to be adjourned at 7:48 p.m.

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## MILLCREEK TOWNSHIP ZONING COMMISSION

### REGULAR MEETING MINUTES

**DATE & TIME:** Wednesday, May 15, 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 7:49 p.m.

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

*Zoning Commission Present:*

Joni Orders  
Jim Lawrenz  
Greg Wisniewski  
Kevin Bryant, *Alternate*

*Absent Members:*

Jocelin Boutet  
Freeman Troyer

*Others Present:*

Joe Clase, *Zoning Administrator*  
Bill Jordan, *Trustee*

**MINUTES REVIEW & APPROVAL:** Joe Clase presented draft minutes for the Zoning Commission meeting held on April 10, 2013. Greg Wisniewski stated that Jocelin Boutet should be listed as present. Greg Wisniewski made a motion to approve the minutes, with this amendment. Kevin Bryant seconded the motion. All voted in favor, except Jim Lawrenz abstained. The motion carried.

**CITIZENS' COMMENTS:** None

**TRUSTEES' COMMENTS:** Bill Jordan stated the Trustees are awaiting a response from the defendant in the zoning court case that is pending in court. The soccer fields at the quarry have opened.

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


**OLD BUSINESS:** Joe Clase stated that he had met with Keith Conroy and discussed drafting fuel station standards. This will be further discussed in June and should be sent out prior to the meeting for the board to review and be prepared for discussion.

**NEW BUSINESS:** None.

**NEXT MONTHLY MEETING:** Joni Orders announced the next meeting will be Wednesday, June 19, 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 8:16 p.m.

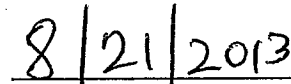
PREPARED BY:

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

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
Date

## MILLCREEK TOWNSHIP ZONING COMMISSION

## PUBLIC HEARING MINUTES

**DATE & TIME:** Wednesday, August 21, 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 public hearing on proposed text amendments to the Millcreek Township Zoning Resolution regarding signage regulations on Wednesday, May 15, 2013 at 7:00 p.m. The meeting will be held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, OH 43040 and is open to the public. A copy of the proposed text amendments are available online at [www.milkcreektwpohio.us](http://www.milkcreektwpohio.us) or in the Marysville Public Library. This hearing was continued until August 21, 2013 at 7:00 p.m. The regularly scheduled monthly meeting will immediately follow the public hearing.

**CALL TO ORDER:** Hearing called to order by Zoning Commission Chair Joni Orders at 7:06 p.m.

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

*Zoning Commission Present:*

Joni Orders  
Jim Lawrenz  
Greg Wisniewski  
Kevin Bryant, *Alternate*

*Absent Members:*

Jocelin Boutet  
Freeman Troyer

*Others Present:*

Joe Clase, *Zoning Administrator*  
Keith Conroy, *Trustee*

**RECOMMENDATION OF THE LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION:** Joe Clase stated that he attended the LUC-RPC meeting as the representative from the Township. He presented their recommendation for conditional approval, subject to:

1. Removing the words "if and when" in Section 11020(D)
2. Adding a definition for "dark sky compliant"
3. Clarify the definition of "visual sight distance"

It was previously agreed that item #1 would be addressed. Discussion occurred among the board members regarding #2. It was agreed that dark sky compliance language shall be removed since the code already addressed the three main standards; (A) light should be directed where it is needed, (B) only the amount of light that is needed shall be used and (C) lights should be turned off when not in use. The recommendation was previously made to use the County Engineer's review as a standard for comment #3.

**ZONING ADMINISTRATOR'S COMMENTS:** Joe Clase stated that the proposed amendments would address his concerns, though he asked the Board to consider the following concerns:

1. Business advertising sign standards don't appear to be specifically addressed in the code.
2. The prosecutor has stated off-site business advertising cannot be prohibited.

**PUBLIC COMMENTS:** None.

**BOARD DISCUSSION:** The board reviewed the drafted sign resolution and offered the following comments:

1. Section 11010(B) should be retitled "Existing non-conforming signs" and item (C) should be incorporated.
2. Section 11010(D) should be relabeled (C) and massing should be "changed" to "density."
3. Section 11020(D) should only state, "The Zoning Administrator may only approve a sign permit if the proposed sign meets the requirements of this chapter."
4. Section 11020(E) should be deleted.
5. Section 11040(C)(1) should state, "External light sources shall comply with Section 15500 being directed downward or shielded to limit direct illumination of any object other than the sign and be turned off outside of business hours."
6. Section 11040(I) "fascia" should read "facia."
7. Section 11050(H) should be retitled "Off-site Advertising / Billboards."
  - a. Item #1 should state "only in permitted district" and "street" should read "public roadway."
  - b. Item #2 should be deleted.
8. References to "outdoor advertising" should be changed to "off-site advertising" throughout the code."
9. A definition was proposed for public roadway to be "any road, such as a highway, freeway, street and/or bike or multi-use path maintained by a public authority and open to the public."
10. Section 11100(E) should stipulate Section 11020(C) for submission requirements.
11. Joni Orders noted that she would send the Zoning Commission copies of old Zoning Resolutions so they can identify proper internal references for Section 11200.
12. Section 11200(I) the final "s" should be dropped from "off-premises."
13. Section 11200(J) should conclude with "as determined by the County Engineer."
14. Section 11300(A) word "however" should be removed and "un-subdivided" should be added in front of "land" in the same line.

*Greg Wisniewski moved to continue the public hearing to Wednesday, September 18, 2013 at 7:00 p.m. in the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor. The motion carried.*

**ADJOURNMENT:** Greg Wisniewski made a motion to adjourn the public hearing. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the hearing to be adjourned at 8:40 p.m.

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## **MILLCREEK TOWNSHIP ZONING COMMISSION**

## **REGULAR MEETING MINUTES**

**DATE & TIME:** Wednesday, September 18, 2013 @ 7:00 p.m.

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

**NEW BUSINESS:** None.

**NEXT MONTHLY MEETING:** Joni Orders announced the next meeting will be Wednesday, September 18, 2013 following the public hearing scheduled at 7:00 p.m. at the Township Hall. The board may want to cancel summer meetings next year due to scheduling conflicts and plan for more meetings during winter, if needed.

**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 9:36 p.m.

PREPARED BY:



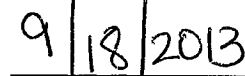
Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:



Date