

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Wednesday, October 9, 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 2013, 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 7:02 p.m.

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

Zoning Commission Present: Jocelin Boutet
Kevin Bryant, *Alternate*
Joni Orders
Jim Lawrenz
Freeman Troyer

Absent Members: Greg Wisniewski

Others Present: Joe Clase, *Zoning Administrator*

MINUTES REVIEW & APPROVAL: Joe Clase presented draft minutes for the Zoning Commission meeting of September 18, 2013. Freeman Troyer made a motion to approve the minutes, as written. Kevin Bryant seconded the motion. All voted in favor. The motion carried.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: None

ZONING ADMINISTRATOR REPORT / COMMENTS: Joe Clase reviewed activities included in his September 2013 monthly report.

OLD BUSINESS: Joe Clase presented draft regulations for fuel stations that he prepared with Trustee Keith Conroy. The following modifications were discussed:

1. Section 10510(C) – It was discussed requiring “proof of training” instead of just training itself. It was also discussed that “proper” methods would be defined as in keeping with federal, state and local regulations. Jim Lawrenz asked that the Prosecutor review this section for legality.
2. Sections 10510(F & H) – It was preferred that these sections be combined and that the section on low containment berm be removed.
3. Section 10530(A) – Jim Lawrenz asked that the Prosecutor review this section for legality.
4. Section 10530(B)(3) – This section would be revised to read “Spillage Cleanup Procedures: It shall

detail spillage cleanup procedures.”

Jocelin Boutet made a motion to initiate the amendments, as amended, and schedule a public hearing on Wednesday, December 18, 2013 in the Township Hall at 7:00 p.m. prior to the regularly scheduled meeting. Kevin Bryant seconded the motion. All voted in favor. The motion carried.

Joe Clase discussed an e-mail from Jim Teitt regarding fence standards and asked that this be further discussed at the next meeting.


NEW BUSINESS: Joe Clase distributed the Union Soil & Water Conservation District’s memorandum of understanding with the township and discussed incorporating the document or referencing the document in the Zoning Resolution. The consensus was that the township should either no longer uphold the memorandum or find an alternative way to enforce this agreement. There was expressed concern regarding requiring Soil & Water approval prior to issuance of a zoning permit.

NEXT MONTHLY MEETING: Joe Clase asked if there was an agenda for a meeting in November. Freeman Troyer made a motion to cancel the November meeting. Jim Lawrenz seconded the motion. All voted in favor. Motion carried.

Joni Orders announced the next meeting will be Wednesday, December 18, 2013 following the public hearing scheduled at 7:00 p.m. at the Township Hall.

ADJOURNMENT: Jocelin Boutet made a motion to adjourn the 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 9:06 p.m.

PREPARED BY:



Joe Clase, Zoning Administrator

ATTEST:



Joni Orders, Zoning Commission Chair

APPROVED:

12/18/2013

Date