

## MILLCREEK TOWNSHIP ZONING COMMISSION

## PUBLIC HEARING MINUTES

**DATE & TIME:** Wednesday, December 18, 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 fuel station regulations on Wednesday, December 18, 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:** Meeting and public hearing called to order by Zoning Commission Chair Joni Orders at 7:10 p.m.

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

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

*Absent Members:* Greg Wisniewski

*Others Present:* Joe Clase, *Zoning Administrator*  
Keith Conroy, *Trustee, 10181 Watkins Road*  
Keith & Debbie Rausch, *13482 Industrial Parkway*

**RECOMMENDATION OF THE LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION:** Joe Clase stated that the Regional Planning Commission (RPC) recommended denial of the amendments on December 12, 2014 and presented a copy of their staff report and justification.

**ZONING ADMINISTRATOR'S COMMENTS:** Joe Clase presented the text amendments addressing items listed in the LUC report, primarily indicating:

- Grammatical changes appear appropriate;
- It will be hard to define best management practices (BMP) but recommending them can allow the Board of Zoning Appeals some flexibility during site plan review;
- Removing the training requirements appears consistent with prior board concerns; and
- Neighbor consent appears to be unprecedented.

**PUBLIC COMMENTS:** Keith Conroy (10181 Watkins Road) stated that he liked the idea of removing the training based on the RPC's recommendation. The BMPs are not required by the state, so it would be nice to see the township being able to review and make recommendations to an applicant in this regard. He stated that he would work with the Environmental Protection Agency (EPA) to get better feedback on

what they require for fuel stations prior to adoption of fuel station standards.

Keith & Debbie Rausch (13482 Industrial Parkway) inquired of the definition of fuel station and stated that there should be greater standards for larger commercial outfits. It was clarified that agricultural fuelling stations would be exempt unless they commercially sold the fuel outside of their agricultural operations.

**BOARD DISCUSSION:** The board reviewed the draft fuel station standards and made the following notations:

1. Definition – A definition for fuel station needs to be added to be comprehensive of other terms and they should be amended throughout the code as necessary to be uniform.
2. The second paragraph should be amended with the following changes. “Will” should read “may.” “Gasoline” should read “fuel.” “Hereby” should read “therefore.” The phrase “by storm water” should be removed, along with “and any other land use that is likely to contaminate groundwater.”
3. The third paragraph should include language regarding approval “per plan” and that whichever regulation is greater shall be enforced.
4. Section 10510(C) regarding training shall be removed.
5. Section 10530(A) should be revised to require “notification” versus “consent” from neighbors within 1,000 feet.

Keith Conroy stated that he would like the opportunity to seek further feedback from his contacts with the Ohio Environmental Protection Agency.

*Jim Lawrence*

*Kevin Bryant moved to recess the public hearing and continue it on January 21, 2014 at 7:00 p.m. in the Millcreek Township Hall. ~~Kevin Bryant~~ seconded the motion. All voted in favor. The motion carried. Joni Orders announced the hearing in recess at 8:20 p.m.*

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## MILLCREEK TOWNSHIP ZONING COMMISSION

## REGULAR MEETING MINUTES

**DATE & TIME:** Wednesday, December 18, 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 8:20 p.m.

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

*Zoning Commission Present:*

- Jocelin Boutet
- Joni Orders
- Jim Lawrenz
- Freeman Troyer
- Kevin Bryant, *Alternate*

*Absent Members:*

- Greg Wisniewski

*Others Present:*

- Joe Clase, *Zoning Administrator*
- Keith Conroy, *Trustee, 10181 Watkins Road*
- Keith & Debbie Rausch, *13482 Industrial Parkway*

**MINUTES REVIEW & APPROVAL:** Joe Clase presented draft minutes for the Zoning Commission hearing and meeting held on October 9, 2013. The board noted the date should be amended in the fourth line from 2012 to 2013.

*Jocelin Boutet made a motion to approve the meeting minutes of October 9, 2013, as amended. Jim Lawrenz seconded the motion. All voted in favor. The motion carried.*

The regular meeting on November 20, 2014 was cancelled due to a lack of business to come before the Zoning Commission.

**CITIZENS' COMMENTS:** None

**TRUSTEES' COMMENTS:** Trustee Keith Conroy stated that the Trustees are working on constructing Fitness Equipment in the park area, thanks to a grant from the Ohio Department of Natural Resources. The website is being upgraded and should be published at the end of the year. The Trustees are working with the Union Soil & Water Conservation District to address the memorandum of understanding with them and how this will be enforced in the future.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Joe Clase stated that prior print copies of his report were sent to board members and reviewed activities included in his October/November 2013 monthly reports.


**OLD BUSINESS:** The board discussed with Keith & Debbie Rausch (13482 Industrial Parkway) billboards, as regulated by Section 11010(B) and their suggested changes. It was agreed these would be further discussed in 2014.

**NEW BUSINESS:** Joe Clase noted that he would like to review landscaping standards with the board relevant to the latest CUP application where such regulations should apply. It was agreed this would be discussed in 2014.

**NEXT MONTHLY MEETING:** Joni Orders announced the annual organizational meeting will be Tuesday, January 21, 2014 at 7:00 p.m. at the Township Hall.

**ADJOURNMENT:** Kevin Bryant made a motion to adjourn the regular meeting. Jim Lawrenz seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 9:37 p.m.

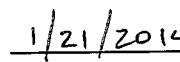
PREPARED BY:

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

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
Date