

# MILLCREEK TOWNSHIP ZONING COMMISSION

## PUBLIC HEARING MINUTES

**DATE & TIME:** Tuesday, February 18, 2014 @ 7:00 p.m.

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

**LEGAL NOTICE(S):** The Millcreek Township Zoning Commission will meet on Tuesday, February 18, 2014 at 7:00 p.m. to hold a previously continued public hearing on proposed text amendments to the Millcreek Township Zoning Resolution regarding fuel station regulations. 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).

**CALL TO ORDER:** The public hearing 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  
Joni Orders  
Jim Lawrenz  
Freeman Troyer  
Kevin Bryant, *Alternate*

*Absent Members:* Greg Wisniewski

*Others Present:* Joe Clase, *Zoning Administrator*  
Bill Jordan, *Trustee, 14241 Bellepoint Road*

**ZONING ADMINISTRATOR'S COMMENTS:** Joe Clase presented revised the text amendments addressing the Ohio Environmental Protection Agency (OEPA) comments shared at the January 21, 2014 meeting. He mentioned Keith Conroy had sent a copy back to the OEPA for a follow-up review.

**PUBLIC COMMENTS:** None.

**BOARD DISCUSSION:** The Board reviewed the draft fuel station standards, discussed potential changes and made the following notations:

1. The section titles need renumbered 10900, 10910, 10920 and 10930.
2. Replace second paragraph of Section 10900 with, "The goal of this Section is to provide for the highest possible level of protection for the health, safety and general well-being of the soil and water of the surrounding community. The potential exists for underground storage tank systems to release gasoline constituents or for spilled fuel to be carried off the fueling area. Millcreek Township restricts the siting of fuel stations herein."
3. Add definition of "fuel station" to be "a premises where the commercial sale of fuel(s) occurs."
4. The language should be reviewed again by the Union County Prosecutor's Office, the Logan-Union-Champaign Regional Planning Commission and the Ohio Environmental Protection Agency.

amendments regarding Fuel Station Regulations to the Millcreek Township Board of Trustees, subject to:

1. The section titles need renumbered 10900, 10910, 10920 and 10930.
2. Replace second paragraph of Section 10900 with, "The goal of this Section is to provide for the highest possible level of protection for the health, safety and general well-being of the soil and water of the surrounding community. The potential exists for underground storage tank systems to release gasoline constituents or for spilled fuel to be carried off the fueling area. Millcreek Township restricts the siting of fuel stations herein."
3. Add definition of "fuel station" to be "a premises where the commercial sale of fuel(s) occurs."
4. The language should be reviewed again by the Union County Prosecutor's Office, the Logan-Union-Champaign Regional Planning Commission and the Ohio Environmental Protection Agency.

Kevin Bryant seconded the motion. All voted in favor. The motion carried. Joni Orders announced the hearing closed at 7:51 p.m.

-----

**MILLCREEK TOWNSHIP ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**DATE & TIME:** Tuesday, February 18, 2014 @ 7:00 p.m.

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

**LEGAL NOTICE(S):** The Millcreek Township Zoning Commission will hold regular business meetings on the third Tuesday of each month for 2014, except March, April and December, which will be held on the second Tuesday of the month and no meeting will be held in November. The meeting dates are as follows: 2/18/14, 3/11/14, 4/8/14, 5/20/14, 6/17/14, 7/15/14, 8/19/14, 9/16/14, 10/21/14 and 12/9/14. 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 7:52 p.m.

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

<i>Zoning Commission Present:</i>	Jocelin Boutet Joni Orders Jim Lawrenz Freeman Troyer Kevin Bryant, <i>Alternate</i>
-----------------------------------	--

<i>Absent Members:</i>	Greg Wisniewski
------------------------	-----------------

<i>Others Present:</i>	Joe Clase, <i>Zoning Administrator</i> Bill Jordan, <i>Trustee, 14241 Bellepoint Road</i>
------------------------	--

**MINUTES REVIEW & APPROVAL:** Joe Clase presented draft minutes for the Zoning Commission hearing and meeting held on January 21, 2014. The Board noted that “the board” should read “the Board” throughout the minutes.

*Jocelin Boutet made a motion to approve the meeting minutes of January 21, 2014, as amended. Jim Lawrenz seconded the motion. All voted in favor. The motion carried.*

**CITIZENS’ COMMENTS:** None

**TRUSTEES’ COMMENTS:** Trustee Bill Jordan thanked the Zoning Commission for their work.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Joe Clase stated that prior copies of his report were sent to the Board via e-mail and reviewed activities included in his January 2014 monthly report. He distributed an updated list of Conditional Use Permits that have not been revoked or surrendered, as of February 11, 2014. It was noted by the Board that the Country Loft Gift Barn at 9319 Harriott Road is not active and that the ownership of the property has changed. Joe Clase stated that he would be sure this is addressed at the next Board of Zoning Appeals meeting.

**OLD BUSINESS:** Joe Clase asked the Board to offer comments on any items that they believe need addressed in the Millcreek Township Zoning Resolution by end of February and he will compile comments into a marked up PDF document for the March 11, 2014 meeting.

**NEW BUSINESS:** None.

**NEXT MONTHLY MEETING:** Joni Orders announced the next regular meeting will be Tuesday, March 11, 2014 at 7:00 p.m. 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. Joni Orders announced the meeting to be adjourned at 8:24 p.m.

PREPARED BY:

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

ATTEST:

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

APPROVED:

\_\_\_\_\_  
Date