

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, September 15, 2015 @ 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 2015. The meeting dates are as follows: 3/17/15, 4/21/15, 5/19/15, 7/21/15, 8/18/15, 9/15/15, 10/20/15, 11/17/15 and 12/15/15. 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 7:10 p.m.

ROLL CALL: Chair Joni Orders called the roll of members present.

Members Present: Joni Orders, *Chair*
Kevin Bryant, *Vice Chair*
Eryn Staats, *Alternate*

Members Absent: Greg Wisniewski
Freeman Troyer
Jim Lawrenz

Others Present: Phil Honsey, Zoning Administrator

MINUTES REVIEW & APPROVAL: Chair Joni Orders presented draft minutes for the Zoning Commission regular meeting of August 18, 2015.

Mr. Bryant made a motion to approve the meeting minutes of July 21, 2015. Ms. Staats seconded the motion. All voted in favor. The motion carried.

TRUSTEES' COMMENTS: None

ZONING ADMINISTRATOR REPORT / COMMENTS: The Zoning Administrator provided an update of zoning resolution enforcement and permit activities during the past month, and described recent enforcement actions taken for the RV sales on Bell Rd. He indicated the new Evolution Ag dealership and company headquarters had a very well attended ribbon cutting on Monday, August 17, 2015. It is expected the BZA will meet in September to hear a proposal for a Conditional Use Permit for a kennel on Hinton Mill Rd. He indicated that speculative and appraiser requests for information were rising in number, with a lot of recent activity. Per his request for input from the Zoning Commission, Chair Orders asked him to look into whether the construction "tool trailer" on Bellepoint Rd. is appropriate.

CITIZENS' COMMENTS: None

OLD BUSINESS:

US 42 Study: Kevin Bryant noted the date and time of the upcoming public meeting on the U.S. 42 Study at the Jerome Township Meeting Hall. He described some of the challenges the study is addressing, such as the high proportion of truck traffic in the overall counts.

NEW BUSINESS:

JEDD and CEDA Discussion: Zoning Administrator Honsey updated the Zoning Commission on the draft Comprehensive Economic Development Agreement (CEDA) proposed for Millcreek Township and the City of Marysville, and the Joint Economic Development District (JEDD) agreements that could be implemented between the two jurisdictions and property owners. He used the PowerPoint developed by Trustee Keith Conroy, which was also used at the public meeting for property owners held on August 25, 2015 at the Township Trustees. The anticipated schedule for public meetings and approval by the Trustees was reviewed.

Implementing our Comprehensive Plan Via Zoning: The Zoning Commission discussed the history of the JEDD discussions dating back to 2001, and the importance of the JEDD as an alternative to annexation and as a tool to implement plan recommendations, as reflected in the Township Comprehensive Plan. Following that, the Commission continued its review of zoning text wording as compared to the vision and goals provided by the plan update. The emphasis was to look critically at what we could see in terms of development proposals versus what the plan envisions, and evaluate our current code and other plan implementation tools to maximize effectiveness in reaching the plan vision. Using the following outline, detailed discussion followed, with no action being taken.

Worksheet

Implementing Our Comprehensive Plan Via Our Zoning

Plan Update Preface

- *Township “not actively seeking growth”*
- *“proud of its rural heritage”*
- *“focused on preserving its high quality farmland”*

Vision

- *“Agricultural community*
- *Working to maintain its heritage and character in the face of external development pressure*
- *Maintain its form of government*
- *Secure a future of perpetual farming*
- *Accommodate development only of it meets the townships’ standards*
- *(standards) premised upon sustainable planning and design, a high quality of construction, a commitment to the preservation of natural features, agriculture,*
- *Architectural heritage derived from the Township’s own heritage*
- *Leverage sufficient taxes*
- *Balanced tax base*
- *High quality services*
- *Top-notch school system*
- *Proper level of fire, EMS, police and recreation services.”*

Questions We Should Ask Ourselves

1. *Have we identified what our rural heritage is?*
 - a. *Form of government*
 - b. *Architectural?*
 - c. *Other?*
2. *Have we identified high quality farmland? Is it all high quality?*
3. *External development pressure*
 - a. *Development follows central sewer, and to a somewhat lesser extent, central water. There is a sewer plant within the township and a future sewer service area identified for all land south of Watkins Rd. What are the long term implications of this?*
4. *Do the standard districts (U1 and R1 Districts) effectively secure a future of perpetual farming?*
 - a. *Southern Delaware County*
5. *Do the planned districts effectively secure the future of perpetual farming?*
 - a. *Open space versus agriculture?*
 - b. *“Industrial” farming versus residential conflicts*
6. *Do we identify natural features to be preserved?*
 - a. *Standard district tools? Planned district tools? Overlay districts?*
7. *Can we reconcile balanced tax base, services, etc. with rest of vision? How much do we want to grow to pay for what we want*
 - a. *CAUV versus higher tax values*

NEXT MONTHLY MEETING: Joni Orders announced the next regular meeting will be Tuesday, October 20, 2015 at 7:00 p.m. at the Township Hall. Ms. Orders suggested the Commission focus on addressing the first section of the above questions (preserving our heritage and form of government). The Zoning Administrator will provide some recommendations on potential text wording, and ways to connect the plan vision and recommendation with other tools, such as JEDD's, historical inventories, etc. He asked Commission members to bring examples that might serve as historical architectural references we may want to see in future development.

ADJOURNMENT: Mr. Bryant made a motion to adjourn the regular meeting. Ms. Staats seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at approximately 9:15 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

ATTEST:

Joni Orders, Zoning Commission Chair

APPROVED:

Date