

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, October 20, 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 7:03 p.m.

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

Members Present: Joni Orders, *Chair*
Kevin Bryant, *Vice Chair*
Freeman Troyer
Jim Lawrenz
Eryn Staats, *Alternate*

Members Absent: Greg Wisniewski

Others Present: Jeanne Cabral, 2939 Bexley Park Rd., Columbus, OH
Tim Belmonte, 14480 Bellepoint Rd., Marysville, OH
Michelle Kuhlwein, 8579 Long Rd., Ostrander
Phil Honsey, Zoning Administrator

MINUTES REVIEW & APPROVAL: Chair Joni Orders presented draft minutes for the Zoning Commission regular meeting of September 15, 2015.

Ms. Staats made a motion to approve the meeting minutes of September 15, 2015. Mr. Bryant seconded the motion. All voted in favor. The motion carried.

TRUSTEES' COMMENTS: None

ZONING ADMINISTRATOR REPORT / COMMENTS: The Zoning Administrator provided a brief update of zoning resolution enforcement and permit activities during the past month, including the work with the County Board of Health on violations.

CITIZENS' COMMENTS:

Jeanne Cabral, architect, addressed the Zoning Commission about preliminary plans to file in the future a Planned Commercial and Office District (PCD) rezoning application for 8.00 acres located at the northeast corner of US 42 and Jerome Rd. She indicated the owner of the property is her client, Kal Shtayyeh. Seeking informal discussion prior to filing an application, she presented site plans for Millcreek Township Center, dated 10-08-15 (see next page). She described the proposed plan layout, landscaping and access

and noted a traffic study is being conducted by the applicant. She noted that this plan currently does not show an acceleration lane on the right-in/right-out access along US 42, but the intent is to provide one. Commission members noted speed and traffic access along the US 42 corridor is a concern and the Township is supplementing the ODOT Corridor Study with an additional plan specific to Millcreek Township, which would be discussed in the next few months in public meetings.

Commission members advised that approval of sanitary sewage provisions for the site from the Ohio EPA would need to be submitted in writing when an application would be submitted. Parking, storm water, signage and related landscaping requirements were discussed. Ms. Cabral indicated the applicant had preliminary discussions on access and a potential traffic light with ODOT and would do additional work in that regard. She said the site is targeting consumers rather than large trucks. Commission members noted that truck traffic into and out of the site could be expected to be a concern, even if the site is not designed to be a truck stop.

Commission members asked if this part of the US 42 was intended to be included in a potential future Joint Economic Development District (JEDD). The Zoning Administrator said it is intended to be included, and updated the Zoning Commission on the Trustees approval of the draft Comprehensive Economic Development Agreement (CEDA) proposed for Millcreek Township and the City of Marysville, and the JEDD agreements that could be implemented between the two jurisdictions and property owners, providing the agreements are approved by Marysville.

Ms. Cabral indicated she was highlighting PCD district requirements as she was preparing the text to accompany the proposed plan, and would be working on submitting the application in the future.

Michelle Kuhlwein addressed the Zoning Commission, stating she was concerned about zoning enforcement. She shared a drawing with the Zoning Commission (see next page) showing a 2.00 acre lot on the south side of Watkins Rd. east of Clark Dr., indicating she heard a closing had taken place on a split of a half-acre out of the 2 acre piece. The Zoning Administrator said he would look into the matter with the appropriate County authorities and get back to Ms. Kuhlwein and the Zoning Commission.

OLD BUSINESS:

The Zoning Commission continued with discussion of zoning text wording as compared to the vision and goals provided by the plan update. The Zoning Administrator recommended plan vision and goals wording be inserted into the purpose statements in each of the zoning districts in a future zoning text amendment.

The Zoning Administrator handed out printed copies of portions of the Licking County Land Trust web page (see www.lickinglandtrust.org) and recommended that the Zoning Commission read through the materials for a future discussion. He suggested it may be appropriate for Millcreek Township to look into encouraging similar private sector-based efforts to supplement the planning and zoning work it is doing.

NEXT MONTHLY MEETING: Joni Orders announced the next regular meeting will be Tuesday, November 17, 2015 at 7:00 p.m. at the Township Hall.

ADJOURNMENT: *Mr. Troyer made a motion to adjourn the regular meeting. Mr. Lawrenz seconded the motion. All voted in favor of the motion and the motion carried.* Joni Orders announced the meeting to be adjourned at 9:00 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

ATTEST:

Joni Orders, Zoning Commission Chair

APPROVED:

Date
