

MILLCREEK TOWNSHIP ZONING COMMISSION

PUBLIC HEARING AND REGULAR MEETING MINUTES

DATE & TIME: Tuesday, April 18, 2017 @ 7:00 p.m.

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

2017 ZONING COMMISSION MEETING SCHEDULE

- Thursday, February 23, 2017*
- Tuesday, March 21, 2017*
- Tuesday, April 18, 2017*
- Tuesday, May 16, 2017*
- Tuesday, June 20, 2017*
- Tuesday, July 18, 2017*
- Tuesday, August 15, 2017*
- Tuesday, September 19, 2017*
- Tuesday, October 17, 2017*
- Tuesday, November 21, 2017*
- Tuesday, December 19, 2017*

*Millcreek Township Zoning Commission regular meetings are **generally** held on Tuesdays, and **typically** begin at 7:00 p.m. They 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 Chair Joni Orders at approximately 7:02 p.m.

ROLL CALL: The Zoning Administrator called the roll:

Members Present: Joni Orders, Chair
Kevin Bryant, Vice-chair
Greg Wisniewski
Eryn Staats
Freeman Troyer
Jim Lawrenz
Tim Belmonte

Members Absent: None

Others Present: Phil Honsey
Kevin Cooperrider
Lowell Wellman
Jeff Stauch
Gary Conklin
Paul Rice
Ted DiNardo
David Kern
David WeuwaTom Appel
Keith Rausch
Bob Conklin
Danny Moore

Doug Laoudeslager
Keith Controy
Bill Lynch
Brian Clark

PUBLIC HEARING ON ZC-2017-001: The Zoning Administrator indicated that public notice (see attached) had been put in the newspaper and mailed to all adjacent property owners, per ORD requirements, posted at the town hall, and a copy had been placed in the Marysville Public Library for public inspection.

Mr. Kern introduced Shelly representatives, Mr. Cooperrider, Mr. DiNardo and other Shelly representatives described the history of mining done since last year's application, the proposal to build 3 430' tunnels with cross sections under Jerome Road, and how they had worked with Union County Engineer Jeff Stauch on these issues. Technical tunnel construction and safety details were described.

Mr. Stauch indicated Shelly had agreed to meet his requirements to set the mounds further back from the road for better safety, and that these and other concerns were to be memorialized in a written and recorded agreement.

Because so many versions of application exhibits have been created in the give and take discussions, the Zoning administrator requested that Kevin Cooperrider of Shelly provide a cover letter itemizing the most recent iterations of drawings and exhibits, with 5 current application copies, for the Township Trustees meeting on May 1, 2017.

Commission member Wisniewski asked if the setback would still be 100 feet, and the answer from Shelly was yes, there is enough extra room allowed for that. Commission member Lawrenz asked if there was any risk some tunnels could not be completed, and Shelly answered that potential risk had been taken into account. Traffic safety signage for safety construction was also discussed, as was Shelly's gootrack record in assisting homeowners with new wells in case quarry pumping affected the aquifers.

Mr. Wellman indicated he had been contacted by Columbia Gas for an easement on his property on 42.

Mr. Laudenslager expressed concern about increased truck traffic, said he hoped his dealership at Jerome and US 42 would not become a shortcut, and indicated that, overall, Shelly has been a good neighbor. He indicated that now Shelly would be within 500' of the Conklin property, and asked if that would require an agreement between the two property owners. The Zoning Administrator said it would.

In answer to questions on drainage, Mr. Cooperrider said it is on the OEPA permit to direct flow back to the quarry.

Mr. Bryant moved to approve zoning map amendment #2017-001, subject to final documentation of approval with the Union County Engineer and adjacent property owners being submitted to the Trustees prior to their public hearing. Mr. Troyer Seconded. All ayes.

MINUTES REVIEW AND APPROVAL: Ms. Staats moved approval of the March 21, 2107 Regular Meeting of the Zoning Commission minutes, with the amendment that reference to "Mr. Freeman" be changed to

“Mr. Troyer.” Mr. Bryant seconded. All ayes.

NEW BUSINESS:

Medical Marijuana: The Zoning Administrator noted at the last meeting he had passed out a draft of a one-year Jerome Township moratorium on that township’s implementation of State approved medical marijuana facilities, reportedly adopted by the Jerome Township Trustees on March 6, 2017, and received by the Zoning Administrator earlier in the day on March 21, 2017. He also noted that, in the meantime, the LUC RPC had prepared a draft medical marijuana resolution for consideration, and that it should be referred to legal counsel.

Billboards: The Zoning Administrator indicated he has been contacted by several billboard vendors, including Keith Rausch, whom he introduced. Mr. Rausch said there have been substantial changes recently in state law that affect billboards in rural areas, and he would like to construct in accordance with these laws.

As noted in the last meeting, it is evident contradictions regarding billboards exist in some sections of the current zoning code (last amended on April 18, 2014). Trustee Conroy offered to take up the matter of funding special legal counsel at the next regular Trustees meeting.

NEXT MEETING:

Chair Orders noted the next meeting of the Commission will be May 16, 2017.

ADJOURN:

MS. Staats moved to adjourn the meeting. Mr. Bryant seconded. All ayes. Motion passed. The meeting was adjourned at Approximately 9:00 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

Date _____

APPROVED:

Joni Orders, Zoning Commission Chair

Date _____