

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, April 21, 2015 @ 7:00 p.m.

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

LEGAL NOTICE: 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, 6/16/15, 7/21/15, 8/18/15, 9/15/15, 10/20/15, 11/17/15 & 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 7:08 p.m.

ROLL CALL: Zoning Administrator, Phil Honsey, called the roll of members present.

Zoning Commission Present: Joni Orders, *Chair*
Kevin Bryant, *Vice Chair*
Freeman Troyer
Jim Lawrenz
Greg Wisniewski

Absent Members: Eryn Staats, *Alternate*

Others Present: Phil Honsey, *Zoning Administrator*

MINUTES REVIEW & APPROVAL: Chair Joni Orders presented draft minutes for the Zoning Commission regular meeting of March 17, 2015.

Kevin Bryant made a motion to approve the meeting minutes of March 17, 2015. Freeman Troyer seconded the motion. All voted in favor. The motion carried.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: None

ZONING ADMINISTRATOR REPORT / COMMENTS: The Zoning Administrator provided an update of zoning enforcement and permit activities during the past month, provided an overview of the annual review of Conditional Use Permits conducted by the BZA, and described the court mandated site review of the Davisson property to be conducted on Thursday, April 23, 2015.

OLD BUSINESS: Per the request of the Commission, the Zoning Administrator provided comments on resolution wording. He focused on three areas for discussion and provided sample wording from another nearby township jurisdiction. It was noted these were for topical reference only, and were not being recommended for wording insertion in our code, as they are written for a different resolution structure:

1. Article IV, Section 4110 - The Zoning Administrator expressed his opinion that current wording

triggering the need for a permit and certificate of zoning compliance was clear for any change related to structures. There does not appear to be clear wording related to a change in use that does not require addition or modification of a structure. It is recommended to have such language to trigger a need for a permit and compliance for change in use. Substantive Zoning Commission discussion followed on what would qualify as a change in use significant enough to warrant the need for a permit. The need to strike the right balance between protecting public interests and preserving property rights was articulated. It was agreed that further evaluation and thought would be put into this matter for future consideration.

2. The Zoning Administrator provided, for reference only, general development standards that govern front setbacks by future roadway functional classifications set forth in the Thoroughfare Plan, rather than by zoning districts. He offered his opinion that fundamental planning advantage in this approach is to have consistent setbacks along arterials to allow for room for future improvements.
3. The Zoning Administrator reviewed the fence standards, as requested by the Zoning Commission in the March Zoning Commission meeting, and noted that provisions for 3' front yard fences were in his opinion, adequate. The only change he would recommend at this time to the fence standards would be to require location by a registered professional surveyor for privacy fences (behind building lines) to be located on or near the property lines, in order to avoid encroachment issues. The Zoning Commission discussed the potential need for maintenance easements for fences on property lines. The Zoning Administrator indicated that he has seen easements required in urban settings, but at this time would not recommend that in the case of Millcreek Township.

NEW BUSINESS: None

NEXT MONTHLY MEETING: Joni Orders announced the next regular meeting will be Tuesday, May 19, 2015 at 7:00 p.m. at the Township Hall. The Zoning Commission will continue discussion of general issues related to zoning resolution text wording.

ADJOURNMENT: *Greg Wisniewski made a motion to adjourn the regular meeting. Freeman Troyer seconded the motion. All voted in favor of the motion and the motion carried.* Joni Orders announced the meeting to be adjourned at approximately 8:40 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

ATTEST:

Joni Orders, Zoning Commission Chair

APPROVED:

Date