# MILLCREEK TOWNSHIP BOARD OF ZONING APPEALS

**DATE & TIME:** Tuesday, February 19, 2013 @ 7:00 p.m.

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

**CALL TO ORDER:** Meeting called to order by Chair Jason Comstock at 7:10 p.m.

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

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| *Board Members Present:* | *Steve Cameron* |
| | *Brian Clark* |
| | *Jason Comstock, Chair* |
| | *Jim Teitt* |
| *Members Absent:* | *Jeff Pieper* |
| | *Charles Still* |
| | *Bob Whitmore* |
| *Others Present:* | *Joe Clase, Zoning Administrator* |

**LEGAL NOTICE:** Jason Comstock read the following legal notice as published in the Marysville Journal Tribune at least ten (10) days prior to the hearing:

> *The Millcreek Township Board of Zoning Appeals will hold an annual organizational meeting on Tuesday, Feburary 19, 2012 at 7:00 p.m. at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, OH 43040.   The purpose of the meeting will be to elect officers, review conditional use permits and revoke any necessary permits in accordance with Section 4251 of the Millcreek Township Zoning Resolution and other business that may come before the board.   The meeting is open to the public.   A copy of the Millcreek Township Zoning Resolution is posted online at www.millcreektwpohio.us.*

**ORGANIZATIONAL BUSINESS:**   Jason Comstock asked for consideration regarding annual organizational matters.

- **Election of Chairman:**   Jim Teitt moved to elect <u>Jason Comstock</u> Chairman of the Board for 2013. Brian Clark seconded the motion.   All in favor; none opposed; none abstained.   Motion carried.
- **Election of Vice Chairman:**   Jim Teitt moved to appoint <u>Steve Cameron</u> Vice Chairman of the Board for 2013.   Brian Clark seconded the motion.   All in favor; none opposed; none abstained. Motion carried.
- **Other Rules:**   Steve Cameron made a motion to recognize quorum for the purpose of conducting business as having at least three (3) members and/or alternate members in attendance.   It shall take a simple majority of those present at the meeting to pass any motion.   Meetings may be scheduled by the Chair of the Board of Zoning Appeals and/or Zoning & Planning Administrator, as needed.   Brian Clark seconded the motion.   All in favor; none opposed; none abstained. Motion carried.

**MINUTES:** The following motions were made:

- **April 12, 2012:** Jim Teitt made a motion to approve meeting minutes from April 12, 2012. Brian Clark seconded the motion. All in favor; none opposed; none abstained. Motion carried.

**OLD BUSINESS:**
Joe Clase presented a written report from his annual review of Conditional Use Permits (CUPs), highlighting twenty-one (21) active CUPs. He noted that the Township is currently involved in litigation with 12140 Watkins Road and 14126 Smart Cole is currently in violation of their Conditional Use Permit, but has begun construction on a new structure and is expected to become compliant in the next couple months. He stated that there may be some of these businesses that are not operating, but that he could not find evidence to the contrary.

Jim Teitt stated that the Red Barn Tree Farm at 14480 Bellepoint Road is not believed to be in operation. Joe Clase stated that he would issue them a letter stating the same and give them a chance to object to their permit being revoked.

Jason Comstock stated the Blue Fish Group should be listed at 12337 Watkins-California Road. Joe Clase noted that he would make that correction to the list.

**NEW BUSINESS:**
Joe Clase distributed copies of recently adopted amendments to the Zoning Resolution regulating wind turbines under five (5) megawatts and stating the submission requirements for an Economic Impact Statement as required with a rezoning application for all planned zoning districts.

**ADJOURNMENT:** Jim Teitt made a motion to adjourn the meeting. Brian Clark seconded the motion. All voted in favor of the motion and the motion carried. Jason Comstock announced the meeting to be adjourned at 7:42 p.m.

PREPARED BY:

Joe Clase, Zoning Administrator

ATTEST:

DATE APPROVED:

Jason Comstock, BZA Chair