

**Meeting Minutes**  
**Millcreek Township Zoning Commission**  
**December 17, 2009 6:30 p.m. Millcreek Township Hall**  
**Special Meeting**

**Members Present:** Kenny Coakley                      Freeman Troyer                      Bob Whitmore  
   Jim Lawrenze

**Members Absent:**                      Joni Orders                      Greg Wisniewski

**Meeting Clerk:**                      Jim Lawrenze

**Trustees Present:**                      Bill Lynch                      Bill Jordan (Trustee Elect)

**Citizens, Guests & Others Present:**                      Jill Tangeman

Meeting called to order by Bob Whitmore at 6:38 p.m. Jim Lawrenze called the roll of members present.

**Meeting Purpose:** ~~the~~ is to

The purpose of the meeting is review ongoing updates to the Planned District article of the Zoning Resolution. Ms. Tangeman has provided a draft copy of the Planned Residential District and Landscaping Standards for the group to review. A line by line review of the proposed landscape section for planned developments was conducted. The following is a summary of the meeting.

- 1) SECTION 13.2 - Certificate of zoning compliance- Twp does not issue these. Delete reference.
- 2) SECTION 13.3 - Opacity- definition or standard needed for enforcement, further research to be done by Jill Tangeman and presented to the group at a later date.
- 3) SECTION 13.3, Pg. 2 - Delete Junkyard and landfill statement, not a permitted use.
- 4) SECTION 13.3, Pg. 3 - Chart language corrected.
- 5) SECTION 13.3, Pg. 5 #8 -discussion over tree planting areas, min. sq ft., % of parking lot landscaped, - (further research needed to settle).
- 6) SECTION 13.3, Pg. 6 #10 -discussion on removal and replacement requirements for trees, replacement ratios, drip line definition, keystone trees.
- 7) SECTION 13.3, Pg. 7 # 10 - PID change 2.00 sq ft to 200 sq ft.
- 8) SECTION 13.4, Pg. 8 - Same genus and species (not acceptable).
- 9) SECTION 13.4, Pg. 9 -Define tree lawn.
- 10) SECTION 13.4, Pg. 9 -2" min Dia. (language change desired).
- 11) SECTION 13.5, Pg. 10 d. -suggest slope of 3:1 for mounds.
- 12) SECTION 13.6, Pg. 10 3b - Twp. Does not issue occupancy Permit, no enforcement power by Twp for this, change wording or have county agreement, performance bond language discussed but not settled.
- 13) Punctuation and misspellings were also addressed.

Freeman Troyer made a motion to adjourn. Bob Whitmore seconded the motion. All voted in favor of the motion and the motion carried. Meeting adjourned at 7:25 p.m.

ATTEST

Freeman Troyer  
Joni Orders, Zoning Commission Chair

DATE APPROVED

3-18-10

Cc: Trustees, Township Clerk Joyce Beaver, Zoning Members, File