

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Thursday, June 16, 2011 @ 7:00 p.m.

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

LEGAL NOTICE: The Millcreek Township Zoning Commission will hold a regular business meeting on the third Thursday of each month for 2011. All meetings begin at 7:00 pm and are held at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040. The public is invited to attend.

CALL TO ORDER: Meeting called to order by Zoning Commission Chair Joni Orders at 7:00 p.m.

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

Zoning Commission Present: Kenny Coakley, Alternate
 Jim Lawrenz
 Joni Orders, Chair
 Freeman Troyer, Vice Chair
 Greg Wisniewski

Zoning Commission Absent: n/a

Others Present: Joe Clase, Zoning Administrator

MINUTES REVIEW & APPROVAL: No prior meeting minutes were reviewed or approved.

CITIZENS' COMMENTS: n/a

TRUSTEES' COMMENTS: n/a

ZONING ADMINISTRATOR REPORT / COMMENTS: Joe Clase discussed his activities in May 2011. Mr. Clase discussed that Board of Trustees wanted to determine a threshold for requiring grass and weeds to be mowed. O.R.C. 505.87 provides for the Township to mow areas determined by the Board of Trustees to be a nuisance if they are not controlled within seven (7) days of being notified. A few properties were subject of complaints this year and the Board may be considering declaration under O.R.C. 505.87. Mr. Clase stated he has attempted to contact the owners of properties subject of complaint this year with little success. If declared a nuisance by the Trustees under O.R.C. 505.87 owners and lienholders would be notified by certified mail along with a sign being posted at the entrance to the property. If the issue is not resolved within seven (7) days, the Township could have the property mowed and the expenses would be certified as a tax lien on the property.

The Board discussed the impacts of tall grass and weeds on adjoining properties. Joni Orders stated if there is a structure on the property, it should be regularly mowed. Freeman Troyer stated that such a policy should be complaint-driven. Jim Lawrenz stated that it is most concerning when an adjoining property is residential. Greg Wisniewski stated that a rear yard should be treated the same as a front yard and we should do more than just mow perimeter of the property. Jim Lawrenz expressed concern that this more legislation and stated enforcement should be conservative. The Commission discussed

what would be appropriate guidelines. The following was the consensus of the Commission:

It is Millcreek Township's expectation that grass and weeds are mowed periodically at three (3) times a year, starting by the end of May. Weeds should not be allowed to seed out. Enforcement should be primarily complaint-driven with consideration for allowing a larger tolerance for wildlife and agricultural areas.

OLD BUSINESS: Joe Clase asked for feedback on potential wind turbine regulations. Kenny Coakley stated that the Darby Township's regulations appear to be a good model. Greg Wisniewski stated that wind turbines may be appropriate in the U-1 and PID. He asked if a signed agreement from an adjoining owner could allow for reduced setbacks. Joe Clase stated that this could be a good argument for a variance in front of the Board of Zoning Appeals. Freeman Troyer stated that a setback should still be required and BZA could determine appropriate exceptions. Greg Wisniewski stated that setbacks from accessory buildings on the same property seems to be unnecessary. Kenny Coakley stated that Darby Township's model appears to be a good model, but any model should require a professional engineer to sign off on the improvement. We should look at the requirements of the Union County Engineer's Office and products being marketed by McAuliffe's Ace Hardware.

Freeman Troyer stated that he was not sure that the Township could regulate roof-mounted units. Jim Lawrenz stated that he would like to see a few manufacturing details and hear more about regulations pertinent to roof-mounted units. Greg Wisniewski inquired if 1.1 setback was appropriate. Freeman Troyer stated that the 1.25 setback seemed more appropriate. Setback should also include a setback from aboveground utilities. Joni Orders inquired about whether applicants should be needed to show proof of insurability. Joe Clase stated he would look in to the ability to require proof of insurability with the Union County Engineer's Office and a property insurance agency. It was determined that Liberty Township's method of measuring noise levels would be more appropriate, but that 70 decibels would be a good standard. Joe Clase stated that he would create draft language based on Darby Township's regulations, research county regulations, ability to require proof of insurability and get some manufacture specifications for likely units. The language will be revisited after research is completed.

NEW BUSINESS: Joe Clase presented the results of the community-wide survey conducted by the Zoning Commission and Board of Trustees in Spring 2011. The Board of Trustees plan to hold a special meeting with the respondents who expressed an interest in volunteering at 6pm on September 5th prior to their regular meeting. It would be nice to see a list of desired park and trail amenities so that developers would be aware of desired amenities when they make proposals that yield population growth. Joe Clase will draft up committee missions for more discussion at next meeting.

NEXT MONTHLY MEETING: Greg Wisniewski made a motion to cancel the regular meeting in July, due to an anticipated lack of quorum. Jim Lawrenz seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the next regular meeting will be August 18, 2011 at 7:00 p.m. at the Township Hall.

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 8:51 p.m.

PREPARED BY:


Joe Clase, Zoning Administrator

ATTEST:

 - Vice Chair
Joni Orders, Zoning Commission Chair

APPROVED:

8-18-11
Date