

**MILLCREEK TOWNSHIP ZONING COMMISSION**

**REGULAR MEETING MINUTES**

**DATE & TIME:** Wednesday, October 17, 2012 @ 7:00 p.m.

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

**LEGAL NOTICE(S):** The Millcreek Township Zoning Commission will hold a regular business meeting on the third Wednesday of each month for 2012, except November will be held on the second Wednesday of the month. The meeting dates are as follows: 2/15/12, 3/21/12, 4/18/12, 5/16/12, 6/20/12, 7/18/12, 8/15/12, 9/19/12, 10/17/12, 11/14/12 and 12/19/12. 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 7:01 p.m.

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

*Zoning Commission Present:* Jocelin Boutet, *Alternate*  
Joni Orders  
Greg Wisniewski

*Absent Members:* Jim Lawrenz  
Freeman Troyer

*Others Present:* Joe Clase, *Zoning Administrator*  
Keith Conroy, *Trustee*  
Bill Lynch, *Trustee*

**MINUTES REVIEW & APPROVAL:** Zoning & Planning Administrator Joe Clase presented draft minutes for the regular meetings held July 18<sup>th</sup> and August 15<sup>th</sup>. There was no meeting held September 19<sup>th</sup>, due to the lack of a quorum for conducting business. Jocelin Boutet made a motion to approve the minutes as presented. The motion died with the lack of a second. Joni Orders expressed that they would reconsider adoption of meeting minutes when more members are present.

**CITIZENS' COMMENTS:** None

**TRUSTEES' COMMENTS:** Trustee Bill Lynch stated that Kenny Coakley has resigned from the Zoning Commission. Kevin Bryant was present and expressed interest in serving on the Zoning Commission. He is to attend the next Trustee meeting on November 5<sup>th</sup> talk with the Trustees regarding his interest. Mr. Lynch also stated that the Trustees are working with State Patrol regarding a few issues on Route 33 where a number of citations are consistently made making Millcreek Township statistically appear to have more than their fair-share of crime.

Trustee Keith Conroy stated that the Union County Master Plan has been published by the Logan-Union-Champaign Regional Planning Commission and that they are seeking public comments by October 27<sup>th</sup>. This document defers to townships for future land use planning. Mr. Conroy further stated the Trustees are continuing to work with Celerity Networks on their plans to serve Millcreek

Township with high-speed internet service.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Joe Clase reviewed activities included in his August & September 2012 monthly reports.

**OLD BUSINESS:** Planning & Zoning Administrator Joe Clase presented an update of the draft changes to the sign regulations and would bring them to the September meeting, as agreed at the last meeting. The following comments were shared:

- Joni Orders recommended modifying Section 11001(A) to read “quality and well-maintained signs are encouraged” instead of “predictable and mediocre signs are discouraged.”
- Greg Wisniewski recommended removing the references to “No internal illumination” in Table 11030(A) where lighting is not allowed.
- Keith Conroy stated that 10 SF appears too large for standard home occupation signs in the U-1 district. Greg Wisniewski stated that it could be appropriate if they are nicely designed, setback five (5) feet from road right-of-way and setback from adjoining properties too. Joe Clase recommended there should be a general prohibition in Section 11200 for “any sign blocking visual sight distance from any vehicular intersection, whether public or privately maintained.”
- Keith Conroy and Greg Wisniewski discussed and concluded Section 11040(C)(1) should be amended to read, “External light sources shall be dark sky compliant, including directed downward ~~and or~~ shielded to limit direct illumination of any object other than the sign.”

**NEW BUSINESS:** Joe Clase distributed model design guidelines for fueling stations from Scottsdale, Ottawa and a few other communities and inquired about the intent of implementing standards. Keith Conroy stated it would be good to see the Township enact best management practices for stormwater runoff. Joe Clase stated he would pull various existing federal standards and we discuss further at the next meeting.

**NEXT MONTHLY MEETING:** Joni Orders announced the next meeting will be Wednesday, December 19, 2012 at 7:00 p.m. at the Township Hall.

**ADJOURNMENT:** Jocelin Boutet made a motion to adjourn the regular meeting. Greg Wisniewski seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 8:44 p.m.

PREPARED BY:

\_\_\_\_\_  
Joe Clase, Zoning Administrator

ATTEST:

\_\_\_\_\_  
Joni Orders, Zoning Commission Chair

APPROVED:

\_\_\_\_\_  
Date