

MILLCREEK TOWNSHIP ZONING COMMISSION

PUBLIC HEARING MINUTES

DATE & TIME: Wednesday, August 21, 2013 @ 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 public hearing on proposed text amendments to the Millcreek Township Zoning Resolution regarding signage regulations on Wednesday, May 15, 2013 at 7:00 p.m. The meeting will be held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, OH 43040 and is open to the public. A copy of the proposed text amendments are available online at www.millcreektwpohio.us or in the Marysville Public Library. This hearing was continued until August 21, 2013 at 7:00 p.m. The regularly scheduled monthly meeting will immediately follow the public hearing.

CALL TO ORDER: Hearing called to order by Zoning Commission Chair Joni Orders at 7:06 p.m.

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

<i>Zoning Commission Present:</i>	Joni Orders Jim Lawrenz Greg Wisniewski Kevin Bryant, <i>Alternate</i>
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<i>Absent Members:</i>	Jocelin Boutet Freeman Troyer
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<i>Others Present:</i>	Joe Clase, <i>Zoning Administrator</i> Keith Conroy, <i>Trustee</i>
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RECOMMENDATION OF THE LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION: Joe Clase stated that he attended the LUC-RPC meeting as the representative from the Township. He presented their recommendation for conditional approval, subject to:

1. Removing the words “if and when” in Section 11020(D)
2. Adding a definition for “dark sky compliant”
3. Clarify the definition of “visual sight distance”

It was previously agreed that item #1 would be addressed. Discussion occurred among the board members regarding #2. It was agreed that dark sky compliance language shall be removed since the code already addressed the three main standards; (A) light should be directed where it is needed, (B) only the amount of light that is needed shall be used and (C) lights should be turned off when not in use. The recommendation was previously made to use the County Engineer’s review as a standard for comment #3.

ZONING ADMINISTRATOR’S COMMENTS: Joe Clase stated that the proposed amendments would address his concerns, though he asked the Board to consider the following concerns:

1. Business advertising sign standards don’t appear to be specifically addressed in the code.
2. The prosecutor has stated off-site business advertising cannot be prohibited.

PUBLIC COMMENTS: None.

BOARD DISCUSSION: The board reviewed the drafted sign resolution and offered the following comments:

1. Section 11010(B) should be retitled "Existing non-conforming signs" and item (C) should be incorporated.
2. Section 11010(D) should be relabeled (C) and massing should be "changed" to "density."
3. Section 11020(D) should only state, "The Zoning Administrator may only approve a sign permit if the proposed sign meets the requirements of this chapter."
4. Section 11020(E) should be deleted.
5. Section 11040(C)(1) should state, "External light sources shall comply with Section 15500 being directed downward or shielded to limit direct illumination of any object other than the sign and be turned off outside of business hours."
6. Section 11040(I) "fascia" should read "facia."
7. Section 11050(H) should be retitled "Off-site Advertising / Billboards."
 - a. Item #1 should state "only in permitted district" and "street" should read "public roadway."
 - b. Item #2 should be deleted.
8. References to "outdoor advertising" should be changed to "off-site advertising" throughout the code."
9. A definition was proposed for public roadway to be "any road, such as a highway, freeway, street and/or bike or multi-use path maintained by a public authority and open to the public."
10. Section 11100(E) should stipulate Section 11020(C) for submission requirements.
11. Joni Orders noted that she would send the Zoning Commission copies of old Zoning Resolutions so they can identify proper internal references for Section 11200.
12. Section 11200(I) the final "s" should be dropped from "off-premises."
13. Section 11200(J) should conclude with "as determined by the County Engineer."
14. Section 11300(A) word "however" should be removed and "un-subdivided" should be added in front of "land" in the same line.

Greg Wisniewski moved to continue the public hearing to Wednesday, September 18, 2013 at 7:00 p.m. in the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor. The motion carried.

ADJOURNMENT: Greg Wisniewski made a motion to adjourn the public hearing. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the hearing to be adjourned at 8:40 p.m.

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Wednesday, September 18, 2013 @ 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 April and October will be held on the second Wednesday of the month. The meeting dates are as follows: 2/20/13, 3/20/13, 4/10/13, 5/15/13, 6/19/13, 7/17/13, 8/21/13, 9/18/13, 10/9/13, 11/20/13 and 12/18/13. 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 8:42 p.m.

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

Zoning Commission Present: Joni Orders
Jim Lawrenz
Greg Wisniewski
Kevin Bryant, *Alternate*

Absent Members: Jocelin Boutet
Freeman Troyer

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

MINUTES REVIEW & APPROVAL: Joe Clase presented draft minutes for the Zoning Commission meeting held on May 15, 2013. Greg Wisniewski made a motion to approve the minutes. Kevin Bryant seconded the motion. All voted in favor, except Jim Lawrenz abstained. The motion carried.

Joe Clase noted there wasn't a quorum present for regularly scheduled meetings in June and July.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: Keith Conroy provided an overview of the Joint Economic Development District (JEDD) concept and stated that the Trustees held a couple public meetings to discuss with effected property owners and are now moving forward working with the City of Marysville to draft JEDD legislation.

ZONING ADMINISTRATOR REPORT / COMMENTS: Joe Clase stated that prior print copies of his report were sent to board members and reviewed activities included in his May, June & July 2013 monthly reports.

OLD BUSINESS: Joe Clase distributed draft copy of fuel station standards and reviewed them with the board. Jim Lawrenz stated that he was concerned about the requirement for training listed in Section 10510(C). Joni asked board members to review this draft for further discussion at a future meeting.

Joe Clase districted comments provided by Jim Teitt requesting clarification of setbacks for fences.

NEW BUSINESS: None.

NEXT MONTHLY MEETING: Joni Orders announced the next meeting will be Wednesday, September 18, 2013 following the public hearing scheduled at 7:00 p.m. at the Township Hall. The board may want to cancel summer meetings next year due to scheduling conflicts and plan for more meetings during winter, if needed.

ADJOURNMENT: Greg Wisniewski made a motion to adjourn the regular meeting. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 9:36 p.m.

PREPARED BY:

Joe Clase, Zoning Administrator

ATTEST:

Joni Orders, Zoning Commission Chair

APPROVED:

Date