

MILLCREEK TOWNSHIP ZONING COMMISSION

PUBLIC HEARING MINUTES

DATE & TIME: Tuesday, January 21, 2014 @ 7:00 p.m.

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

LEGAL NOTICE(S): The Millcreek Township Zoning Commission will meet on Tuesday, January 21, 2014 to hold an annual organizational meeting to elect officers, set an annual meeting schedule and/or any other matters that may come before the Zoning Commission. This meeting will follow a previously continued public hearing on proposed text amendments to the Millcreek Township Zoning Resolution regarding fuel station regulations that is scheduled for 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.

CALL TO ORDER: Meeting and public hearing called to order by Zoning Commission Chair Joni Orders at 7:08 p.m.

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

Zoning Commission Present: Jocelin Boutet
Joni Orders
Jim Lawrenz
Freeman Troyer
Kevin Bryant, *Alternate*

Absent Members: Greg Wisniewski

Others Present: Joe Clase, *Zoning Administrator*
Keith Conroy, *Trustee, 10181 Watkins Road*

ZONING ADMINISTRATOR’S COMMENTS: Joe Clase stated no amendments have been proposed since the December 18, 2013 hearing, since comments were just received from the Ohio Environmental Protection Agency (OEPA) the day before this hearing. Joe Clase stated that Trustee Keith Conroy had received comments from the OEPA and that he would work with Keith to incorporate these comments into the proposed zoning regulations, if the Board had no opposition.

PUBLIC COMMENTS: Trustee Keith Conroy (10181 Watkins Road) stated that two of his contacts with the OEPA reviewed the language and stated that they provided good language regarding best management practices (BMPs) but that this language needed to be incorporated into the proposed legislation. Keith stated that he would work with Joe Clase to prepare a revised proposal for the Board to consider.

BOARD DISCUSSION: The board reviewed the draft fuel station standards and made the following notations:

1. Modifying the training requirement to be more about requiring signage than the training itself will help with enforcement.
2. Proposed curbing will help make for a good storm water barrier.

3. To be proactive in preventing storm water contamination to the extent possible, we should encourage proper design to help reduce the risk of public health violations.

Joe Clase stated that he would work with Keith Conroy to incorporate this feedback and that of Keith's contacts with the Ohio Environmental Protection Agency.

Jocelin Boutet moved to recess the public hearing and continue it on February 18, 2014 at 7:00 p.m. in the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor. The motion carried. Joni Orders announced the hearing in recess at 7:41 p.m.

MILLCREEK TOWNSHIP ZONING COMMISSION

ORGANIZATIONAL MEETING MINUTES

DATE & TIME: Tuesday, January 21, 2014 @ 7:00 p.m.

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

CALL TO ORDER: Meeting called to order by Zoning Commission Chair Joni Orders at 7:42 p.m.

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

Zoning Commission Present: Jocelin Boutet
 Joni Orders
 Jim Lawrenz
 Freeman Troyer
 Kevin Bryant, *Alternate*

Absent Members: Greg Wisniewski

Others Present: Joe Clase, *Zoning Administrator*
 Keith Conroy, *Trustee, 10181 Watkins Road*

ORGANIZATIONAL BUSINESS: Nominations were offered for Joni Orders as chair and Jocelin Boutet as vice chair of the Zoning Commission for 2014.

Jocelin Boutet made a motion to appoint Joni Orders Chair of the Zoning Commission for 2014. Freeman Troyer seconded the motion. All voted in favor. The motion carried.

Joni Orders made a motion to appoint Jocelin Boutet Vice Chair of the Zoning Commission for 2014. Kevin Bryant seconded the motion. All voted in favor. The motion carried.

MINUTES REVIEW & APPROVAL: Joe Clase presented draft minutes for the Zoning Commission hearing and meeting held on December 18, 2013. The board noted the date should be amended in the fourth line from 2012 to 2013 and that the motion to recess the hearing was incorrectly referenced as Kevin Bryant both making the motion and seconding the motion.

Jocelin Boutet made a motion to approve the meeting minutes of December 18, 2013, as amended. Kevin Bryant seconded the motion. All voted in favor. The motion carried.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: Trustee Keith Conroy stated that water pipes froze in the township hall during the January Trustee meeting, but that they have been fixed. He stated it was caused by a lack of service by the fuel oil supplier. The board is working on updating the township website and getting new zoning application forms approved.

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 December 2013 monthly reports.

OLD BUSINESS: The board discussed intentions for further edits to the Zoning Resolution, including signs, fences, landscaping, etc. Joe Clase stated that he would prefer to edit the entire document as a whole to ensure cross-references and intentions are maintained. He stated that he could meet with interested board members and residents informally prior to presenting the entire document. He stated that he would prepare a recommended schedule for these meetings to discuss with the board at their February meeting. The board agreed this would be a preferable method for doing the next round of amendments.

NEW BUSINESS: The board asked for an updated contact list of board members. Joe Clase stated that Joyce Beaver maintains the list and that he would seek an updated list from her and distribute it.

2014 MEETING SCHEDULE: The board reviewed the annual calendar and determined that the Millcreek Township Zoning Commission will hold a regular business meetings on the third Tuesday of each month for 2014, except March, April and December, which will be held on the second Tuesday of the month and no meeting will be held in November. The meeting dates are as follows: 2/18/14, 3/11/14, 4/8/14, 5/20/14, 6/17/14, 7/15/14, 8/19/14, 9/16/14, 10/21/14 and 12/9/14. All meetings begin at 7:00 p.m. and are held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, Ohio 43040. Joe Clase stated that he would confirm with Trustee Keith Conroy that the hall is reserved for each of these meetings.

ADJOURNMENT: Jocelin Boutet 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 8:20 p.m.

PREPARED BY:

Joe Clase, Zoning Administrator

ATTEST:

APPROVED:

Joni Orders, Zoning Commission Chair

Date