

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, August 18, 2015 @ 7:00 p.m.

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

LEGAL NOTICE(S): The Millcreek Township Zoning Commission will hold regular business meetings on the third Tuesday of each month for 2015. The meeting dates are as follows: 3/17/15, 4/21/15, 5/19/15, 7/21/15, 8/18/15, 9/15/15, 10/20/15, 11/17/15 and 12/15/15. 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 7:00 p.m.

ROLL CALL: Chair Joni Orders called the roll of members present.

Members Present:

Joni Orders, *Chair*
Kevin Bryant, *Vice Chair*
Eryn Staats, *Alternate*
Freeman Troyer
Jim Lawrenz

Members Absent:

Greg Wisniewski

Others Present:

Phil Honsey, *Zoning Administrator*
Keith Conroy, *Millcreek Township Trustee*
Joy Scheiderer

MINUTES REVIEW & APPROVAL: Chair Joni Orders presented draft minutes for the Zoning Commission regular meeting of July 21, 2015.

Mr. Bryant made a motion to approve the meeting minutes of July 21, 2015. Ms. Staats seconded the motion. All voted in favor. The motion carried.

TRUSTEES' COMMENTS: Mr. Conroy noted the Trustees had set a public meeting for Tuesday, August 25, 2015 to explain the purpose of a Joint Economic Development District (JEDD) and how it works. He described the ways in which the City of Marysville and Millcreek Township had agreed to share future revenues and service obligations for new development, with the key issue being that the new development should pay for itself. He indicated 42 post cards had been sent to the larger property owners in the JEDD target areas along US 42 and US 33. He also provided an update on the US 42 Planning Study being completed by Burton, who expects to have a public progress meeting around the end of September, 2015.

ZONING ADMINISTRATOR REPORT / COMMENTS: The Zoning Administrator provided an update of zoning resolution enforcement and permit activities during the past month, and described recent enforcement actions taken for the RV sales on Bell Rd. He indicated the new Evolution Ag dealership and company headquarters had a very well attended ribbon cutting on Monday, August 17, 2015. It is expected the BZA will meet in September to hear a proposal for a Conditional Use Permit for a kennel on Hinton Mill Rd. He indicated that speculative and appraiser requests for information were rising in number, with a lot of recent

activity. Per his request for input from the Zoning Commission, Chair Orders asked him to look into whether the construction “tool trailer” on Bellepoint Rd. is appropriate.

CITIZENS’ COMMENTS: Joy Scheiderer, of 56 E. Hiawatha Drive, Powell, OH, addressed the Commission, indicating she used to be a Township resident and was beginning to get involved again. Her interest was welcomed by the Commission.

OLD BUSINESS:

Zoning Text Wording Discussions: The Zoning Administrator handed out for example purposed only how wording in the Zoning Resolution would appear if lot width calculations were separately stated apart from lot frontage. He also noted the wording regarding zoning permits addressing change in use exists in the resolution, but it is “buried” at the end of the definitions section, and should probably also be inserted in the section addressing zoning permits. It was agreed this type of “fine tuning” to wording would be kept in a file by the Zoning Administrator until such time as the Zoning Commission determines that a wording update to the resolution is appropriate.

NEW BUSINESS:

Effectively Implementing our Plan Vision with Zoning: The Zoning Administrator handed out a plan for a high density residential and commercial development proposed in another jurisdiction, and said that the Millcreek Township Trustees had asked if the Zoning Commission would look at the plans, asking the question “Can Something Like This Happen Here?”

Commission members looked at the vision and priority statements in the Comprehensive Plan, as amended, and the key wording sections in the zoning districts addressing density and open space. All members spoke of the need to limit new residential development density. Mr. Lawrenz, noting the Township wants to emphasize quality and development that pays for itself, rather than being a burden on existing taxpayers, referred to the need to encourage developers to become part of tools provided for in the ORC, such as New Community Authorities. Mr. Troyer indicated we may want to look at our resolution and beef up what we’ve got. Mr. Bryant indicated priority work to get ready for the development pressure that is probably coming is to look for Federal and state resources to buttress our plan.

For the next meeting, the Zoning Administrator indicated he would provide some draft examples and potential wording for the resolution and/or Plan that may assist in addressing some of the above concerns.

NEXT MONTHLY MEETING: Joni Orders announced the next regular meeting will be Tuesday, September 15, 2015 at 7:00 p.m. at the Township Hall. The Zoning Commission will continue discussion of general issues related to zoning resolution text wording.

ADJOURNMENT: *Mr. Lawrenz made a motion to adjourn the regular meeting. Mr. Troyer seconded the motion. All voted in favor of the motion and the motion carried.* Joni Orders announced the meeting to be adjourned at approximately 8:14 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

ATTEST:

APPROVED:

Joni Orders, Zoning Commission Chair

Date
