

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, January 19, 2015 @ 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 19, 2016 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. 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 called to order by the Zoning Administrator at 7:06 p.m.

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

Members Present:

- Joni Orders
- Kevin Bryant
- Greg Wisniewski
- Jim Lawrenz
- Eryn Staats, Alternate

Members Absent:

- Freeman Troyer

Others Present:

- Phil Honsey, Zoning Administrator
- Bill Lynch, Trustee
- Keith Conroy, Trustee
- Bill Jordan, Trustee
- Tim Belmonte
- Ted Hardesty, EDGE | Planning, Land. Arch. and Urban Design
- Jason Sudy, Side Street Planning

ORGANIZATIONAL BUSINESS:

Mr. Lawrenz moved for nomination of Joni Orders as chair. Mr. Bryant seconded. All ayes. Ms. Staats moved for Kevin Bryant for nomination as vice chair. Mr. Wisniewski seconded. All ayes.

2016 PROPOSED MEETING SCHEDULE:

Chair Orders asked for approval of the proposed 2016 Meeting Schedule. The Zoning Administrator asked that the Commission review the dates for accuracy. Ms. Staats noted that the May meeting should be May 17, 2016, and not May 27, 2016. With that correction, the following meeting schedule was adopted:

- Tuesday, February 16, 2016*
- Tuesday, March 15, 2016*
- Tuesday, April 19, 2016*
- Tuesday, May 17, 2016*
- Tuesday, June 21, 2016*
- Tuesday, July 19, 2016*
- Tuesday, August 16, 2016*

Tuesday, September 20, 2016
Tuesday, October 18, 2016
Tuesday, November 15, 2016
Tuesday, December 20, 2016

MINUTES REVIEW & APPROVAL: Chair Joni Orders presented draft minutes for the Zoning Commission regular meeting of December 15, 2015. She noted the typo (“s” following “Tuesday” on page 2) should be corrected. *Mr. Wisniewski made a motion to approve the meeting minutes of December 15, 2015, as amended. Mr. Bryant seconded the motion. All voted in favor except Mr. Wisniewski, who abstained, stating he was not at the last meeting. The motion carried.*

CITIZENS’ COMMENTS: None

TRUSTEES’ COMMENTS: Trustee Keith Conroy described the Trustees budgetary and policy support for planning in 2016, and introduced Tedd Hardesty, from EDGE | Planning, Landscape Architecture and Urban Design and Jason Sudy, from Side Street Planning. He indicated this would be one group invited to discuss approaches to planning, and that one or more others would be invited to present in future meetings.

Mr. Hardesty and Mr. Sudy described the relationships of their firms, and gave examples of the work they had done together, highlighting the Rocky Fork/Blacklick Accord as one of the examples that relates well to the Millcreek Township potential growth situation.

Following the presentation, the planners engaged the Zoning Commission and audience in extensive discussions regarding values, policies and their approach to developing tools to assist in implementing growth and preservation strategies.

ZONING ADMINISTRATOR’S REPORT / COMMENTS:

The Zoning Administrator updated the Commission on the various enforcement and follow up activities conducted during the past month, highlighting the enforcement actions underway for properties on Bell south of Harriott and on US 42 between Watkins and Jerome. He indicated he had met with the staff of the County Prosecutor earlier in the day to prepare for the February 8, 2016 contempt of court hearing for 14120 Watkins Rd.

OLD BUSINESS:

Per the request of the Zoning Commission, the Zoning Administrator handed out the summary page of proposed zoning text amendments and drafts of proposed wording changes to Section 4180 – Zoning Certificate Required, Section 6132 – U-1 Farm / Residential District Minimum Lot Width and Frontage, and Section 6501 B-2 General Business District Purpose.

The proposed changes to the way the code describes lot width and frontage had been discussed in previous zoning commission meetings, the Zoning Administrator noted. The addition to the Zoning Certificate Required wording simply referenced Section 20200, Definitions, in order to give the reader a complete view of requirements.

The Zoning Administrator called attention to the fact that the proposed B-2 amendments cover only the Purpose section, to bring the zoning resolution purpose wording into conformance with the Comprehensive Plan emphasis on small scale and neighborhood commercial, as adopted by the Township following extensive public input. He noted he had not attempted wording changes to Section 6510 – B-2 General

Business District Permitted Uses.

Substantial interactive conversation by the Zoning Commission members followed, with participation from the audience. Pros and cons of changing the list of Permitted Uses to better conform to the Comprehensive Plan and Zoning Resolution Purpose statements were discussed.

Mr. Lawrenz moved to table the proposed zoning text amendments until the next meeting. Mr. Byrant seconded. All ayes. The motion passed.

NEW BUSINESS:

None discussed.

MEETING SCHEDULE FOR FEBRUARY, 2016: Chair Orders announced the next regular meeting will be Tuesday, February 16, 2016 at 7:00 p.m. at the Township Hall.

ADJOURNMENT: *Mr. Lawrenz moved to adjourn the regular meeting. Mr. Bryant seconded the motion. All voted in favor of the motion and the motion carried.* The meeting was adjourned at approximately 9:10 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

APPROVED:

_____, Zoning Commission Chair

Date _____