

MILLCREEK TOWNSHIP ZONING COMMISSION

September 19, 2017 REGULAR MEETING MINUTES

DATE & TIME: Tuesday, September 19, 2017 @ 7:00 p.m.

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

CALL TO ORDER: Meeting called to order by Chair Joni Orders at approximately 7:05 p.m.

ROLL CALL: The Zoning Administrator called the roll:

ZC Members Present:

Joni Orders, Chair
Kevin Bryant, Vice-chair
Eryn Staats
Tim Belmonte

ZC Members Absent:

Freeman Troyer
Greg Wisnewski
Jim Lawrenz

Trustees Present:

Bill Lynch
Keith Conroy
Bill Jordan

Others Present:

Phil Honsey, Zoning Administrator
Debbie Rausch
Keith Rausch
Kyle May, Planning NEXT
Jill Tangeman, Esq., Vorys Sater Seymour & Pease

Minutes:

Mr. Bryant moved approval of the minutes for the June 20, 2017 regular meeting minutes. Ms. Staats seconded. All ayes.

Old Business:

Comprehensive Plan Update:

Mr. May gave an overview of the Comprehensive Plan Update effort, and noted he was checking in one more time for any changes or suggested comments. Mr. Conroy noted the LUC RPC is suggesting an overlay district, but he felt that was more in the category of intergovernmental cooperation and not for inclusion in the plan update. Mr. Lynch suggested more emphasis on developers getting with the township early in the concept planning stages, and suggested the East Area might mention an R&D park as a desired use. Commission members and Trustees commended the work of Planning NEXT. Mr. Conroy asked that any additional comments or changes be sent to Kyle by Friday, September 22, 2017 so that the draft plan could be placed on the web page.

Public Hearing for Comprehensive Plan Update

Mr. Bryant moved to set a Millcreek Township Zoning Commission public hearing for October 17, 2017 at 7 p.m. at the township hall. Mr. Belmonte seconded. All ayes.

Zoning Ordinance Text Amendments Review

Chair Orders introduced Ms. Tangeman, who updated the Zoning Commission on the 2015 Supreme Court case that is changing sign regulations. The Court said communities can regulate the size, lighting, landscaping, condition, etc. of signs, but not the content of signs. Communities now cannot distinguish between on premise and off premise messages, so the rules in our code need to be merged. Mr. Belmonte asked if the protected rights regarding freedom of speech were broad, and she answered yes. Ms. Rausch noted some provisions of the Ohio Administrative Code regarding billboards, and Ms. Tangeman distinguished between the township zoning enabling legislation in the Ohio Revised Code vs. the Ohio Administrative Code, which applies to State agencies. Ms. Tangeman suggested she could assist Millcreek Township with a sign regulation structural review and recommended amendments. Mr. Lynch noted any change in the budget would have to come to the Trustees for approval, but Ms. Tangeman said she thought it would not be a large project.

New Business:

None

Adjournment:

The Chair asked for a motion to adjourn. Mr. Bryant moved, Mr. Belmonte seconded. All ayes. The meeting was adjourned at approximately 7:57 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

Date _____

APPROVED:

Date _____