

MILLCREEK TOWNSHIP ZONING COMMISSION

DECEMBER 18, 2018 PUBLIC HEARING MINUTES

DATE & TIME: Tuesday, December 20, 2018 @ 7:00 p.m.

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

CALL TO ORDER: *The public hearing was called to order by the Chair at 7:00 p.m.*

ROLL CALL: *The Zoning Commission Chair called the roll:*

ZC Members Present:	Joni Orders, Chair	
	Kevin Bryant, Vice-Chair	Freeman Troyer
	Tim Belmonte	Jim Lawrenz

ZC Members Absent: Eryn Staats

Trustees Present: Keith Conroy

Others Present: None

The Public Announcement and purpose for the meeting was read and the rules for Public Hearings were posted.

Members received and reviewed the Staff Recommendations as well as the LUC's Z&S Committee Recommendations. The LUC's review was to Recommend Approval with modifications. Members of the Zoning Commission reviewed and discussed the recommendations. It was thought best to vote on individual recommendations and districts to best clarify intent of the Zoning Commission. LUC Staff Recommendation bullet points were numbered in order from 1-7 for easier reference.

There was no Public present to comment so the Public Comment was opened and closed.

- 1) This point was merely a notation of the review. Motion to accept comment was made by Tim Belmonte and Seconded by Jim Lawrenz. All ayes. Motion carried.
- 2) The review noted an incorrect reference to Article XIV which is currently Telecommunications; however the point of the reference was to direct readers to an article regarding PUD. In further review since Conditional Use of a Conservation Subdivision was removed from U-1 district, this paragraph is not needed at all. Freeman Troyer made a motion to delete the first paragraph mentioning different setbacks for Conservation Districts. Jim Lawrenz seconded the motion. All ayes. Motion carried.
- 3) The Staff recommended the Zoning Commission add detail to the Commercial / Non-Commercial recreation uses that were deleted from U-1. For purposes of this hearing, it is not needed to define and the Zoning Commission believes a more in depth discussion is needed. Tim Belmonte made a motion to take up this recommendation with other text amendments in 2019. Kevin Bryant seconded the motion. All ayes. Motion carried.

- 4) The Staff recommended the Zoning Commission to allow for Public Service Facilities in R-1 District. After review and discussion, the Zoning Commission does not feel that this recommendation is in keeping with the Land Use Growth Plan and that the current R-1 district is small there would be better locations for such uses. Tim Belmonte made a moved to forward this notation to the Trustees without action or recommendation by the Zoning Commission. Jim Lawrenz seconded the motion. All ayes. The motion carried.
- 5) With the recommended change from naming General Business District to Neighborhood Business District, the LUC noted a stranded reference to General Business District in Section 7403. Tim Belmonte moved to change the reference in Section 7403 to Neighborhood Business District and Kevin Bryant Seconded the motion. All ayes. The motion carried.
- 6) The Staff recommendation of this point was simply a notation and no action was deemed necessary to be taken by the Zoning Commission. Tim Belmonte moved to accept the notion and Freeman Troyer seconded the motion. All ayes. The motion carried.
- 7) The LUC recommended a change of wording from “Facilities” to “Uses” when referencing the Public and Quasi-Public facilities. This would be in keeping with current definitions. Kevin Bryant moved to accept the recommendation and forward to the Trustees. Freeman Troyer seconded the motion. All ayes. The motion carried.

Due to the changes to some of the advertised language amendments; the Zoning Commission will also review the standard districts individually.

Section 6100 – U-1 District – Jim Lawrenz made a motion to recommend the changes as modified tonight to the Trustees for approval. Kevin Bryant seconded the motion. All ayes. The motion carried.

Section 6200 – R-1 District – Tim Belmonte made a motion to recommend to the Trustees for approval as previously advertised and written without changes tonight. Kevin Bryant seconded the motion. All ayes. The motion carried.

Section 6500 – B-2 District – Kevin Bryant made a motion to recommend to the Trustees for approval as previously advertised and written without changes tonight. Tim Belmonte seconded the motion. All ayes. The motion carried.

Section 6750 – M-2 District – Tim Belmonte made a motion to recommend the changes as modified tonight to the Trustees for approval. Kevin Bryant seconded the motion. All ayes. The motion carried.

Chair Orders adjourned the public hearing at 7:44p.m.

PREPARED BY: _____

Joni Orders, Acting Secretary

Date

APPROVED: _____

Kevin Bryant, Vice-Chair

Date