

MILLCREEK TOWNSHIP ZONING COMMISSION

February 20, 2018 REGULAR MEETING MINUTES

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

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

CALL TO ORDER: Meeting called to order by the Chair at approximately 7:00 p.m.

ROLL CALL: The Zoning Administrator called the roll:

ZC Members Present:

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

ZC Members Absent:

Freeman Troyer

Trustees Present:

Keith Conroy

Others Present:

Anthony Will, Esq.
Jamie Patton
Steve Cameron
Phil Honsey, Zoning Administrator

Minutes:

Mr. Belmonte moved approval of the minutes for the January 16, 2017 regular meeting. Mr. Bryant seconded. All ayes.

Public Comments:

Anthony Will, Esq., addressed the Zoning Commission on behalf of Keith and Debbie Rausch. He indicated their desire to allow electronic variable messaging on billboards, expressing the opinion there would be some public benefit regarding public safety messaging. He handed out copies of the Ohio Administrative Code (OAC) and asked that state control of electronic variable messaging be considered. He said their first desire would be for electronic variable messaging being a permitted use, but they did not disagree with a variance approach, provided the Township would “soften the variance language” relative to such.

Mr. Belmonte asked if the Rausch’s would be open to some restrictions on lighting. Mr. Will said they would agree to restrictions on some flashing, timing and eyesore issues, referencing OAC standards.

Mr. Lawrenz referred to lumens, and said definitive standards are needed to avoid subjectivity.

Trustee Comments:

Trustee Conroy described the multi-jurisdictional planning for a potential zoning overlay district along the US 33 Corridor. He also provided an update on the basketball court grant.

Old Business:

Zoning Ordinance Text Amendments Review

Chair Orders referred to the redline text of proposed changes to the sign standards prepared by Township Attorney Jill Tangeman.

Mr. Lawrenz questioned the need to limit signs to three colors on a tech corridor.

Mr. Bryant noted company logos and color restrictions may not work.

Ms. Staats asked if company logos could be exempted. Chair Orders noted the standards attempt to control nuisances.

Chair Orders asked Mr. Will to elaborate on his variance wording concerns. Mr. Will pointed out what he considered may be potential conflicts between sections 11200 and 11050.

Sheriff Jamie Patton noted that variable electronic message boards are great for public safety, but also noted there is concern regarding distracted driving, and indicated he was not for or against the issue.

There was some discussion regarding how space for message boards vs. existing contract advertising would be implemented, if permitted by zoning.

Mr. Conroy, addressing the Zoning Commission as a resident. He said the township zoning is in line with the Ohio Revised Code enabling legislation. He referred to page 40 of the Millcreek Township Land Use Growth Plan, which addresses limitation on signs along US 33. "if the community says no lighted signs, I find it hard to say it's OK."

Zoning Commission members asked Board of Zoning Appeals member Steve Cameron to address standards for a variance. Mr. Cameron noted "If it's expressly prohibited, there's no wiggle room." There was general discussion regarding variance restrictions and precedent issues.

Mr. Lawrenz expressed concern over not providing the BZA with "wiggle room." Chair Orders said "the Zoning Commission's job is to make text that is not ambiguous." Mr. Cameron noted he would like to see language that expressly permits or prohibits.

The Zoning Administrator noted the discussion regarding colors and variable messaging relates to existing zoning text, and not changes proposed by Attorney Tangeman, and suggested the Zoning Commission set a hearing for the Attorney's proposed changes and deal with the discussions relating to existing wording at a future meeting.

Mr. Bryant moved to set a public hearing on the changes proposed by Attorney Tangeman (the redline version) at the next meeting. Ms. Staats seconded. All ayes.

New Business:

Trustee Conroy noted that the Zoning Commission may want to look at wording to better control Conditional Use Permits, given the history of some that had been problematic for many years. The Zoning Administrator suggested he could provide a map of existing CUP's and supporting materials for a review at a future meeting.

Adjournment:

The Chair asked for a motion to adjourn. Mr. Bryant moved adjournment. Mr. Lawrenz seconded. All ayes. The meeting was adjourned at approximately 8:40 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

Date _____

APPROVED:

Joni Orders, Chair

Date _____