

MILLCREEK TOWNSHIP ZONING COMMISSION

March 21, 2018 PUBLIC HEARING AND REGULAR MEETING MINUTES

DATE & TIME: Wednesday, March 21, 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 approximately 7:00 p.m.*

ROLL CALL: *The Zoning Administrator called the roll:*

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

ZC Members Absent: None

Trustees Present: Keith Conroy
Bill Jordan

Others Present: Dennis Schulze, Esq.
Dave Gulden
Phil Honsey, Zoning Administrator

Public Hearing:

Chair Orders reminded the Zoning Commission the purpose of this Public Hearing was to make amendments to the existing Millcreek Township Zoning Resolution to bring it into compliance with recent U.S. Supreme Court rulings, as recommended by Jill Tangeman, Esq., Township legal advisor. The Marysville newspaper published the legal notice for the public hearing on March 8, 2018, and copies of the notice and text of the proposed changes were posted on the township web page.

The Chair pointed out, per notes on the agenda, the Public Hearing would need to be continued to April 17, 2018 following this discussion and public input. This would enable recommendations to be made by the LUC Regional Planning Commission to the Township Zoning Commission prior to recommendations to the Township Trustees, as required by the O.R.C.

Ms. Tangeman provided a summary of the proposed changes in her redline draft, which had been previously circulated and made publicly available. She noted the Township cannot control sign message content, but can control sizes, locations, lighting, colors, etc.

Ms. Staats asked if sections 11200 and 11050 9H) were in conflict, and Ms. Tangeman explained that reference to “off-premises” is content related, and therefore no longer permissible.

Mr. Lawrenz asked what had been determined regarding changeable copy and colors of signs? The Zoning Administrator noted the Commission decided the discussions regarding these preferences would be taken up after the fixed proposed by Ms. Tangeman were implemented. Discussion occurred on how certain types of changeable copy signs could properly be regulated. Mr. Belmonte asked if time intervals could be regulated, and Mr. Lawrenz suggested that would be potentially difficult for enforcement.

Discussions occurred regarding sign lighting. The Chair noted that the Land Use Growth Plan recommends against lighted signs. Ms. Tangeman referred to the City of Delaware as having very strict lighting standards for signage.

Dennis Schulze., Esq., indicated his clients were in no rush, suggesting these lighting and changeable copy issues should be thoroughly discussed.

Discussion on sign colors occurred. M. Bryant asked about the impact on existing companies and Ms. Tangeman said existing signs would be grandfathered. He noted color restrictions could affect company logos.

Mr. Schulze indicated the discussions on colors, lighting and changeable copy are for the future, as “this evening’s discussion is about the changes recommended by Ms. Tangeman for compliance with Supreme Court decisions regarding content.”

Mr. Troyer questioned if pole signs could be differentiated by size? After discussions regarding pole signs, it was suggested that perhaps a recommendation should be made to remove the pole sign definition, following input from the RPC.

Mr. Bryant asked if “all of the current regulations regarding signs that are not redlined out are legally OK?” Ms. Tangeman replied “yes.” She noted regulations on the physical types of signs, colors, dimensions, locations within zoning districts, etc. are all permissible, provided content of the message is not regulated.

The chair thanked Ms. Tangeman for her advice.

Mr. Lawrenz moved to continue the public hearing until the next regular meeting, to be held on April 17, 2018. Mr. Bryant seconded. All ayes. The Chair noted the vote to continue occurred at 8:02 p.m.

Regular Meeting:

Minutes:

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

LUC RPC Presentation:

The Chair welcomed Mr. Dave Gulden, Executive Director of the LUC RPC. Mr. Gulden provided handouts of a PowerPoint presentation on the multi-jurisdictional efforts to coordinate and work together on an

overlay district for the U.S. 33 Corridor. He explained what an overlay district is, what it may look like, what can and cannot be regulated in Township areas, and the major goals of the proposed overlay. He recognized Trustee Keith Conroy as one of the local officials who has been working with counterparts on coordination for the U.S. 33 Corridor. He noted each jurisdiction participating would adopt standards. He said this was an initial presentation and there would be additional updates in the future as the coordination continued.

Public Comments:

None.

Trustees Comments:

Trustees Bill Jordan and Keith Conroy provided a brief update on the status of the basketball courts, noting no firm construction date was yet established.

Old Business:

It was noted conditional use permit language review would be taken up at a future meeting.

New Business:

None

Adjournment:

The Chair asked for a motion to adjourn. Mr. Bryant moved adjournment. Mr. Troyer seconded. All ayes. The meeting was adjourned at approximately 8:34 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

Date _____

APPROVED:

Joni Orders, Chair

Date _____