

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, April 16, 2019

DATE & TIME: Tuesday, April 16, 2019 @ 7:00 pm

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

CALL TO ORDER: Vice-Chair Bryant called the meeting to order at 7:15 pm

ROLL CALL: The Acting Zoning Administrator called the roll.

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

ZC Members Absent: Eryn Staats

Trustees Present: None

Others Present: None

Mr. Troyer moved approval of the corrected regular meeting minutes from March 19, 2019. Mr. Lawrenz seconded. All ayes.

TRUSTEE COMMENTS: There were no Trustee comments.

CITIZEN COMMENTS: There were no citizen comments.

ZONING ADMINISTRATOR REPORT: Ms. Orders gave the Zoning Administrator report. Activity has increased as is typical for this time of year. Also trying to capture thorough review of previous reports any outstanding issues that may need addressed. Continue to get organized while responding to several inquiries for new residential building permits as well as accessory buildings. Annual Zoning inspection of a property is in the works per Union County Court case of 2012-2014.

OLD BUSINESS:

Agri-Tourism – The Trustees at their April regular meeting approved a funding resolution to engage Jill Tangeman to draft sample language for the Zoning Commission regarding Agri-Tourism. Once Ms. Tangeman has something to review, it will be distributed to all members via email.

Medical Marijuana – Ms. Orders apologized but time did not permit collection of additional sample language. She will continue work on this and distribute to members via email for discussion and consideration at an upcoming meeting.

Zoning Commission Training with Jerome Township 04/07/2019 – Members that attended discussed the helpfulness of this both as way to meet and members of Jerome’s Commission as well as learn some valuable information from LUC and an attorney well versed in township governance. It was very much appreciated that Jerome Township invited Millcreek Zoning members and if the opportunity would present itself Millcreek Township would extend the same courtesy invitation.

NEW BUSINESS:

Ms. Orders reminded the Commission that in 2017, the Commission decided to undertake a full review and correct approach to the Zoning Resolution. Through this process, each Article will be broken down to a separate pdf to be made available on the Millcreek Township website. This will aid in tracking revision history, maintain page number integrity across printings and allow for an overall better management of the Resolution. Ms. Orders asked the members for other issues that should be addressed in this process.

- 1) Create better metrics for maximum building size, lot coverage and size to ensure Resolution is not in conflict with itself
- 2) Architectural Review Boards through a recent Court decision may not be enforceable so need to seek legal input on this within the Resolution
- 3) Telecommunication Towers – This text was largely just copied and pasted from Court cases and other Townships in the proposed language from the Planner. It was suggested that the Commission review this Article to see if any updates are needed in the past 10 years.
- 4) Review and revise PUD articles and create a checklist for submission based upon the requirements listed in Resolution. All members agreed that a checklist style system will allow a very cumbersome application to be reviewed and create a basis for decision making.
 - a. Especially important to review density calculation and Open Space requirements

In preparation for the review, the Zoning Administrator will break out the PUD article from the Resolution and prepare a reformatted draft to members. Members should review and bring comments to the next regular meeting.

NEXT MEETING: Due to scheduling problems, a quorum will not be available for the May 21, 2019 regular meeting. Joni Orders moved to cancel the regularly scheduled meeting for 5/21/2019 at 7:00 pm in the Millcreek Township Hall. The meeting will not be rescheduled. Jim Lawrenz seconded the motion. All ayes.

No further business. Tim Belmonte moved to adjourn. Jim Lawrenz seconded the motion. Mr. Bryant declared the meeting to be adjourned at 8:27 pm

PREPARED BY: _____
Joni Orders, Acting Zoning Administrator Date

APPROVED: _____
Kevin Bryant, Vice-Chair Date