

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, June 18, 2019

DATE & TIME: Tuesday, June 18, 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 7:12 pm

ROLL CALL: The Acting Zoning Administrator called the roll.

ZC Members Present:	Kevin Bryant, Chair Joni Orders	Eryn Staats
ZC Members Absent:	Freeman Troyer Tim Belmonte	Jim Lawrenz
Trustees Present:	Keith Conroy	
Others Present:	Jeff Pieper	Anthony Smith

MINUTES APPROVAL: There was not a quorum of members present from the 04/16/19 meeting for approval of minutes. Approval was tabled until the July meeting.

TRUSTEE COMMENTS: Mr. Conroy reported on:

- 1) 33 Corridor Meetings –
 - a. ODOT is planning a study for needed improvements from Dublin to Indian Lake; setting a Steering Committee and work group for this to be launched later this summer.
 - b. Overlay language has been provided but it is more of a planned district rather than overlay for the 33 Corridor. Mr. Conroy suggested that the Zoning Commission convene a work group to review the language and compare to PID/PCD to see if in conflict and ensure language fits with township LUGP and current language.
- 2) Other updates –
 - a. ODOT awarded a 10-million dollar grant for roadwork along 161 near 33;
 - b. Fed Ex is breaking ground in Jerome Township sometime in July,
 - c. US 33/42 Improvement work planned for 3 year period; but contract has not been awarded to a contractor yet – year 1 will be traffic lights at the on/off ramps; year 2 will be road widening; year 3 will be the addition of turn lane at Watkins California;
 - d. the Union County Engineer is working on providing a timeline on all projects to the township

CITIZEN COMMENTS: Mr. Pieper asked about status of EQ district application / use by Shelley Materials within the township. Mr. Bryant explained that the last two applications came closer together than normally expected due to Shelley finding poor quality rock in the initial area. When it quickly became necessary to make another request, Shelley did a land swap to minimize land requested and return a portion of the land that was deemed not usable at this time so the overall total requested was much closer to only 50 acres rather than 100 as one might expect.

ZONING ADMINISTRATOR REPORT: Ms. Orders gave the Zoning Administrator report. Activity has increased as is typical for this time of year. In the last 2 months the Township has seen new permits for a business sign, one new home construction, 2 accessory buildings and 2 more pending/just received today. Mrs. Orders reported work trying to capture a thorough review of previous reports for any outstanding issues that may need addressed. Annual Zoning inspection of John Davison property was completed 04/30/2019 and the final report will be submitted to the Trustees and public shortly per Union County Court case of 2012-2014. Tall grass has been brought up and is being addressed as recently drier conditions should have allowed some of those problem properties to get mowed.

OLD BUSINESS:

Agri-Tourism – As promised, the draft language prepared by Jill Tangeman for the Township, was distributed and discussed. Ms. Orders will send questions / points to clarify to Ms. Tangeman and ask for comments and/or revision on the following items:

- a) Where to place within the current Resolution
- b) Reference Exemption form – do we need a new form? Can we add language to existing Ag Exemption form?
- c) Need to add selection on permit form or create new stand-alone permit
- d) 100.1 – Why 10 acres? Per Courts?
- e) 100.2 – “relation of the agritourism operation to the existing use...” – How is relationship determined and who determines?
- f) 100.3 – In order to be exempt they need to provide the floor plan? Can we specify a maximum occupancy (of people or vehicles)? Can we require portable sanitation? How to monitor and regulate? Bathroom formula like parking?
- g) 100.4 – “primarily” – is it 51% - again who determines?
- h) 100.5 – 100 feet from an adjacent property line; should we state, “all adjoining property lines”? What about if property owned by same individual? Or state “from the shared lot line with residential use”
- i) 100.6 – Parking – need to do line by line review and comparison of 12260 (Zoning Commission); What about areas for loading and garbage?
- j) 100.7 – Can we always defer to County / ODOT? Change “satisfaction” to “approval”; how to prove that approval (form?); change “street” to “road(s)”.
- k) Can we regulate hours of operation and/or lighting?

Ms. Orders will send on the list of comments and questions to the remainder of the Zoning Commission, Trustees and Ms. Tangeman for further comment and report again in July.

Medical Marijuana – Samples to be emailed for discussion and consideration at an upcoming meeting.

NEW BUSINESS:

As a result of the Agri-tourism language; a review of Section 12260 Parking Requirements, will be added for review.

Working List of Updates / Items to Address:

- 1) Reformatting of Resolution for easier navigation, updating and page numbering
- 2) Create better metrics for maximum building size, lot coverage and size to ensure Resolution is not in conflict with itself
- 3) Architectural Review Boards through a recent Court decision may not be enforceable so need to seek legal input on this within the Resolution
- 4) 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.
- 5) 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: July 16, 2019 7:00 pm

No further business. Eryn Staats moved to adjourn. Joni Orders seconded the motion. Mr. Bryant declared the meeting to be adjourned at 7:53 pm

PREPARED BY: _____
 Joni Orders, Acting Zoning Administrator Date

APPROVED: _____
 Kevin Bryant, Vice-Chair Date