

# **Millcreek Township Zoning Commission**

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Regular Meeting Minutes

Tuesday, August 20, 2019

DATE & TIME: Tuesday, August 20, 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 7:02 pm

ROLL CALL: The Interim Zoning Administrator called the roll.

ZC Members Present:	Kevin Bryant, Chair Joni Orders	Eryn Staats Freeman Troyer
ZC Members Absent:	Tim Belmonte	Jim Lawrenz
Trustees Present:	Keith Conroy	
Others Present:	None	

## **MINUTES APPROVAL:**

04/16/2019 - Freeman Troyer made a motion to approve minutes. Joni Orders seconded the motion. All voted aye. Minutes were approved and signed by the Chair.

07/17/2019 - Eryn Staats moved to approve the minutes. Kevin Bryant seconded the motion. All voted ayes. Minutes were approved and signed by Chair.

**TRUSTEE COMMENTS:** Mr. Conroy announced the new Zoning Administrator will begin work 09/01/2019.

**CITIZEN COMMENTS:** NONE

**ZONING ADMINISTRATOR REPORT:** Ms. Orders gave the Zoning Administrator report. Activity has continued with new zoning permit requests for new home construction, room additions, and pole barns. Zoning enforcement has focused on CUP storage requirements and tall grass at several residences.

## **OLD BUSINESS:**

**Medical Marijuana** – Sample language from LUC in 2017 discussed. It was determined that further review and discussion is needed. It would be beneficial to get input from the BZA in October and to see what surrounding communities – Jerome Township, Scioto & Concord Townships, Marysville and Dublin have regarding this topic.

**33 Corridor Planned District** – In advance of Brad Bodenmiller’s attendance at next month’s meeting, members should review the LUC recommended language. Members should review the “Innovation Corridor” language with the thought that this language could also apply to the area of State Route 42.

**OLD BUSINESS (Continued):**

**Agri-Tourism** – Members present reviewed the last draft of 7/17/2019. Clarification of the final points will be incorporated into a final draft to be presented at the September regular meeting.

- a) 100.4 – “primarily” – is it 51% - again who determines? **A: Zoning Administrator determines; could remove primarily in this case. – Determined to leave primarily and specify determined by Zoning Administrator.**
- b) 100.4 – Why 10,000 square feet? **A: Just a suggestion, size can be regulated by Zoning. – 5,000**
- c) 100.7 – Can we always defer to County / ODOT? Change “satisfaction” to “approval”; how to prove that approval (form?); change “street” to “road(s)”. **A: Can require an applicant to provide proof of approval from the appropriate agency for traffic, parking, on-site sewage.**

**Working List of Updates / Items to Address:**

- 1) Reformatting of Resolution for easier navigation in print and online, create searchability online, updating and page numbering
- 2) Section 12260 – Parking Requirements
- 3) Create better metrics for maximum building size, lot coverage and size to ensure Resolution is not in conflict with itself
- 4) Architectural Review Boards through a recent Court decision may not be enforceable so need to seek legal input on this within the Resolution
- 5) 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.
- 6) 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

**NEW BUSINESS:** NONE

**NEXT MEETING:** September 17, 2019 7:00 pm

No further business. Eryn Staats moved to adjourn. Freeman Troyer seconded the motion. Mr. Bryant declared the meeting to be adjourned at 8:35 pm

**PREPARED BY:** \_\_\_\_\_  
 Joni Orders, Interim Zoning Administrator Date

**APPROVED:** \_\_\_\_\_  
 Kevin Bryant, Vice-Chair Date