

Millcreek Township Zoning Commission

2021 Regular Meeting Minutes

Date & Time: Tuesday, February 16, 2020 at 7:00 PM.

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

Call to Order: Chair, Joni Orders, called the meeting to order at 7:05 pm.

Roll Call: The Zoning Administrator called the roll.

ZC Members Present:

Joni Orders, Chair	Kevin Bryant, Vice Chair
Freeman Troyer	Jim Lawrenz
Ron Todd, Zoning Administrator	Eryn Staats

ZC Members Absent: Tim Belmonte

Trustees Present: Keith Conroy

Citizens/Invited Guests: None

Minutes Approval:

01/19/2021 Organizational Meeting - Kevin Bryant motioned to approve the minutes as submitted. Freeman Troyer seconded the motion. All voted in favor.

Citizen Comments: None

Trustee Comments: Keith Conroy informed the Commission on the following items:

- 1) Trustees approved the Map Amendment / Rezoning to EQ on 1/11/2021 and it became effective 02/12/2021.
- 2) ODOT work is beginning throughout the Township:
 - US 42 / SR 33 – prep work already starting with full scale start in March 2021.
 - US 42 / Industrial Parkway – delay due to right of way issues, expected 6/2021-6/2023.
 - Watkins California Rd / US 42 – same timeline for US-42/Industrial Parkway
 - Watkins Rd/33/Scottslawn – flashing signal operation expected to begin May 2021.
- 3) The Township along with Union County filed a motion to intervene in the Columbia Gas/Northern Loop case. He has asked/suggested that Columbia Gas host multiple public meetings/open house forums to better inform the public of the project. A virtual public hearing of the Ohio Power Siting Board will be held 05/11/2021 at 10:00 am. Mr. Conroy will search for additional information / maps and forward via email to members.

Zoning Administrator Report:

Ron Todd updated the Commission about his plans for 2021:

1. The Davisson property yearly inspection and updates for the follow-up on the 2020 inspection.
2. Working with the Commission to update the Township zoning application forms and resolution.
3. The BZA has scheduled organizational meeting and annual CUP review for 03/03/2021.

Old Business:

1. Zoning Regulation and Legislation of Medical Marijuana:

Members discussed and voted to advance draft language of LUC from 2017 with modifications as discussed for several years. Joni Orders explained that through discussions with LUC Director, Brad Bodenmiller, the LUC recommends townships add all the suggested definitions, purpose, and some portion of the recommended text. Then based upon each township's decision to permit, conditionally permit, or prohibit other portions of the suggested language should be included or excluded.

To aid in the decision of wording for the final draft, members voted on each possible medical marijuana use Townships are permitted to regulate: cultivation, processing, and dispensary.

- Jim Lawrenz motioned to prohibit cultivation of medical marijuana in all zoning districts. Kevin Bryant seconded the motion. Three members voted in favor and two members abstained from voting.
- Kevin Bryant motioned to prohibit processing of medical marijuana in all zoning districts. Jim Lawrenz seconded the motion. Three members voted in favor and two members abstained from voting.
- Kevin Bryant motioned to prohibit all medical marijuana dispensaries in all zoning districts of Millcreek Township. Jim Lawrenz seconded the motion. Four members voted in favor and one member abstained.
- By majority vote – draft language was finalized to prohibit all zoning uses for medical marijuana in all districts of Millcreek Township. Joni Orders will finalize the language and distribute to all members and provide online along with the public notice.

Jim Lawrenz motioned to hold a public hearing on the proposed language prohibiting medical marijuana cultivation, processing, and dispensaries throughout the Township on Tuesday March 16, 2021, at 7:00 pm in the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor of the public hearing. Ron Todd will submit the language to the LUC for review and recommendation and ensure proper public notice.

2. Draft Language for US 33 Innovation Corridor & SR 42 Corridor Overlay District:

Members discussed some questions based upon preliminary review. Ms. Orders noted several items flagged by Mr. Lawrenz and will discuss with Mr. Sorrell. All members should review the new language provided in the proposed Article VIII. During the March meeting members will progress section by section through the draft text to review and discuss. To stay on the timeline, members hope to hold a public meeting on the new language in April with notice to all township residents. Mr. Sorrell will be available to make any further needed changes and attend a public meeting to discuss and answer questions of the Commission and the Public.

