

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, April 20, 2021

DATE & TIME: Tuesday, April 20, 2021 at 7:00 pm

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

CALL TO ORDER: Chair called the meeting to order at 7:02 pm

ROLL CALL: The Acting Clerk called the roll.

Present:

Tim Belmonte (Virtual)

Kevin Bryant

Maryann Sweeney

Joni Orders, Chair /Acting Clerk

Eryn Staats (Virtual)

Absent:

Jim Lawrenz

Freeman Troyer

Trustees Present:

Keith Conroy

Citizens / Invited Guests:

None

MINUTES APPROVAL:

03/29/2021 Public Hearing Medical Marijuana – Kevin Bryant motioned to approve the minutes as corrected with dates. Maryann Sweeney seconded the motion. All voted in favor.

CITIZEN COMMENTS: None

TRUSTEE COMMENTS:

Mr. Conroy reported on Township Trustees matters:

- 1) He will hold a meeting this week with a representative from Union County Soil and Water Conservation District to discuss a new memorandum of understanding (MOU) so that UCSWCD will review applications for the Township on matters related to drainage. The previous MOU expired several years ago. The Zoning Administrator and Joni Orders from Zoning Commission have also been invited to participate and comment.
- 2) At the May Trustee meeting, the Union County Sheriff is expected to attend to discuss the renewal/replacement levy for the Public Safety Officer (PSO) Program in Millcreek Township.
- 3) Trustees received the recommended draft language on medical marijuana entities and will conduct a public hearing at 7:00 pm on Monday May 3, 2021.

ZONING ADMINISTRATOR REPORT:

Mr. Todd's March report was distributed via email and a chance to ask questions provided. There were none.

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OLD BUSINESS:

Corridor Overlay Districts – US33 Innovation & US-42 – As mentioned last month, the major portion of the agenda will focus on a section-by-section review and discussion of the proposed Article VIII – Corridor Overlay Districts. Joni Orders will distribute the comments and questions to consultant Aaron Sorrell, Brad Bodenmiller of the LUC, and Thayne Gray of Union County Prosecuting Attorney’s office as noted.

8003 – are there other words or phrasing to use...”Upon election of the land owner...”; i.e. “initiated by” or “should the landowner wish to develop lands within the district in a manner other than those permitted in the underlying district”

8013 – Since this is the only “plan submittal” and PUD uses both preliminary and final development plans, what level of detail should this plan be? It is not specified as to inches / feet detail. Add “detailed” to first sentence.

8013 – Can we require suggested items F-L in the draft?

8015 / 8016 – Combine

8102 – Prohibited Uses – check on number of parking spaces for a fuel station, if goal is to avoid truck stops is this number limit going to accomplish? If these uses are prohibited in underlying district do we need to list again in Corridor Overlay District?

8110 – Should there be more detailed requirements for accessory structures? Look into what is required in B-2/PUD districts for suggestions.

Table 8.01 – 60% maximum lot coverage permitted with no additional detail; B-2 specifies 50% for structure and up to 75% for impervious surfaces. Need to review and discuss why different and benefits / risks.

8122 – Maximum building height – 50 feet – is this okay for US-33 Innovation Corridor?

(8123) 8223 – Trees – should this just reference Appendix A and have a Tree Program for the overlay district? Good to have requirement for number of trees per parking space but what is basis? Is this feasible? Should we specify location / inclusion to buffering, etc.?

8301 – Retail uses with maximum square footage of 65,000 – too large. As of 5/2018 B-2 maximum square footage was reduced to 25,000. As examples found online – chain drug store is typically 13,000 and a large Home Depot/Lowe’s type building is 125,000. What is the number for our township?

8321 – With the way this is worded, could a building occupy 75% of a lot?

Do we need to delineate where on the lot the parking lot is to be located? Specify building façade and buffering for docks, etc. but this is not specified and could alter the “view”. Is there a difference in where it would be located between the two types of Corridor Overlay districts?

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OLD BUSINESS (Continued): Other items to consider for Corridor Overlay District language:

Should we address ingress / egress? Some talk in past of service roads. ODOT / Union County Engineer have final say. We should get input from Engineer's office. Need to get electronic copy of the Thoroughfare Plan.

General formatting – Try to eliminate redundancy Section 1 – Applicability & Application process (common), Section 2 – Specific requirements for each district, Section 3 – Buffering, Maintenance, etc. (common items for both districts)

Plan at this time is to invite LUC to comment on this and attend May Zoning Commission meeting. Advertise public information sessions for 06/08/2021. Need to get input from Mr. Gray to see about possible extension of OMRA as well as how to handle the maximum occupancy issues (6/1/21 become "recommendations").

Appendix A revision / edits & Development of a Community Tree Program per LUGP – Draft of the revised tree lists edited by experts from OSU Forestry Services distributed at March meeting. Members will continue to review and comment at future meetings.

Requirements for Zoning Permit/Rezoning/Variance/Conditional Use/all form – review/revise – Information will be reviewed at future meetings after Zoning Administrator can provide input.

Zoning Resolution Reformatting – Articles I & II combined / III & IV reordered; New numbering format – Review zoning code update and streamline verbiage. General housekeeping for redundancies.

Setback definitions / illustrations – Jim Lawrenz and Ron Todd will collect sample illustrations for better explaining the setback requirements, especially for intersections and corner lots.

Update the Review/Rewrite/Revise Working List plan & timeline – Continue work towards completing the update within the next 18 months.

Joint meeting with BZA for recommendations / input on zoning resolution and forms – Ron Todd and Joni Orders will solicit input from BZA members to be share with ZC as well as extend an open invitation to any BZA member to attend any regularly scheduled ZC meeting to share information. We are unable to coordinate BZA schedules to Zoning Commission to allow full in-person meeting of both boards.

NEW BUSINESS:

Ms. Orders discussed the Planned Unit Development reformatting / consolidation of application and hearing process and a draft will be distributed to members via email prior to the May meeting.

NEXT MEETING: May 18, 2021 7:00 pm as scheduled at the organizational meeting.

Kevin Bryant moved to adjourn. Mr. Belmonte seconded the motion. Meeting adjourned at 8:59 PM.

PREPARED BY: Joni Orders, Acting Clerk

APPROVED: _____

Joni Orders, Chair or Kevin Bryant, Vice Chair

Date