

# **Millcreek Township Zoning Commission**

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## **Regular Meeting Minutes**

**Tuesday, May 18, 2021**

**DATE & TIME:** Tuesday, May 18, 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 7:12 pm

**ROLL CALL:** The Zoning Administrator called the roll.

**Present:**

Joni Orders, Chair

Kevin Bryant

Maryann Sweeney

Jim Lawrenz

Eryn Staats (Virtual)

Freeman Troyer

Ron Todd, Zoning Administrator

**Absent:** Tim Belmonte

**Trustees Present:** Keith Conroy

**Citizens / Invited Guests:** None

**MINUTES APPROVAL:**

04/20/2021 – Eryn Staats motioned to accept the minutes as submitted. Maryann Sweeney seconded the motion. All voted in favor.

**CITIZEN COMMENTS:** None

**TRUSTEE COMMENTS:**

Mr. Conroy reported on Township Trustees matters:

- 1) The Zoning Administrator, Joni Orders, and Mr. Conroy met 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. Mr. Conroy will bring the information to the next Trustee meeting.
- 2) At the May Trustees meeting, they discussed the renewal/replacement levy for the Public Safety Officer (PSO) Program in Millcreek Township. The Trustees will review the contract with the Union County Sheriff and determine to either renew/replace at the June meeting.

**ZONING ADMINISTRATOR REPORT:**

Mr. Todd reported on April's zoning activity. Mr. Davisson's yearly inspection was conducted on April 28<sup>th</sup>. Mr. Todd will prepare and present a summary report at the next zoning commission meeting. Mr. Todd also reported Township activity such as permits, tall grass and miscellaneous research.

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### **OLD BUSINESS:**

**Corridor Overlay Districts – US33 Innovation & US-42** – The items reviewed on this article at last month’s meeting were incorporated into the draft language. The revised draft was distributed to members for 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.

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? What are the risks/rewards of such a use? If, these uses are prohibited in underlying district, do we need to list again in Corridor Overlay District?

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. Discuss why different and benefits / risks.

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?

Plan is to invite LUC to comment on this and attend the July Zoning Commission meeting. Advertise and invite public to attend information sessions in June / July.

Need to get input on how to handle maximum occupancy issues due to COVID-19 restrictions, if any. Trustees will address at their June meeting.

**NEW BUSINESS:** No new business was presented.

**NEXT MEETING:** June 15, 2021, 7:00 pm as scheduled at the organizational meeting.

Kevin Bryant moved to adjourn. Mr. Lawrenz seconded the motion. Meeting adjourned at 9:36 PM.

**PREPARED BY: Ron Todd, Zoning Administrator**

**APPROVED:** \_\_\_\_\_  
Joni Orders, Chair or Kevin Bryant, Vice Chair Date

**SUBMITTED:** \_\_\_\_\_  
Ron Todd, Zoning Administrator Date