

# **Millcreek Township Zoning Commission**

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**Regular Meeting Minutes**

**Tuesday, August 17, 2021**

**DATE & TIME:** Tuesday, August 17, 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 7:08 pm

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

**PRESENT:**

Joni Orders, Chair  
Freeman Troyer

Maryann Sweeney  
Jim Lawrenz

Eryn Staats  
Ron Todd, Zoning Administrator

**ABSENT:**

Tim Belmonte

Kevin Bryant

**TRUSTEE PRESENT:**

Keith Conroy

**CITIZENS / INVITED GUESTS:**

None

**MINUTES APPROVAL:**

Regular Meeting of July 22, 2021

Jim Lawrenz motioned to approve as corrected. Freeman Troyer seconded the motion. Minutes were approved.

**CITIZEN COMMENTS:**

None

**TRUSTEE COMMENTS:**

Mr. Conroy spoke to the group regarding the following items:

- Discussed the PSO Levy in November with the Union County Sheriff's Office.
- Trustees performed a site inspection of all township buildings and grounds. The review was a good opportunity for all to review and several punch list items were assigned to Trustees.
- Groundbreaking for the new Jerome Fire Station is projected to be in October.
- Evolution Ag tax abatement discussion is ongoing with the County since sale to Bane Welker and change of use of the building as a corporate headquarters on which the abatement was based.

**ZONING ADMINISTRATOR REPORT:**

Ron Todd discussed his monthly report on the following:

- Follow-up Davisson inspection in July. Trustees voted to seek legal action for enforcement of the relevant court order.
- Newly issued permits and code enforcement items; especially tall grass violations in the Township.

**OLD BUSINESS:****Corridor Overlay Districts – US-33 Innovation & US-42:**

The commission discussed the informal recommendations received from Brad Bodenmiller of LUC and consultant to the township, Aaron Sorrell. Those present polled on the usefulness of proceeding with the draft language and how to recommend amending the draft language for the overlay districts to achieve a balance between the incentives provided in overlay while still retaining some zoning review and assurance of adherence to township goals. The Chair and Administrator will coordinate with LUC and the consultant to bring new language to the commission for review in September.

**Administrative Forms Review Subcommittee:**

Joni Orders convened a subcommittee with Maryann Sweeney to review and recommend updates to all township zoning forms. Ron Todd will be instrumental in suggesting real world use changes. Drafts will be brought forward at the next regular meeting for:

- LUC draft Agricultural Building – Declaration of Use for Agricultural Purpose
- Requirements for Zoning Permit/Rezoning/Variance/Conditional Use – review / revise
- Reference / language on forms for UCHD and USWCD drainage plan required

Due to the late hour, the remaining old business was tabled until September.

- Draft language (LUC/Darby Twp) drainage plan required and Union SWCD recommendation
- Appendix A revisions / edits and Development of a Community Tree Program per LUGP
- Setback definitions / illustrations
- Zoning Resolution Reformatting – Articles combined / new order, new page numbering format
  - Update Review / Rewrite / Revise Working List plan & timeline
  - BZA for recommendations / input on zoning resolution & forms
  - Planned Unit District Reformatting / Consolidation

**NEW BUSINESS:**

No new business was discussed.

**NEXT MEETING:**

September 21st, 2021, 7:00 pm as scheduled.

Eryn Staats moved to adjourn. Jim Lawrenz seconded the motion. Meeting adjourned at 8:34 PM.

Submitted: Ron Todd, Zoning Administrator

08/31/2021

Approved:

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Joni Orders, Chair

Date