



**OLD BUSINESS:****Administrative Forms Review Subcommittee:**

Joni Orders reported on several meetings of the subcommittee with Maryann Sweeney to review and recommend updates to all township zoning forms. Subcommittee work was reviewed by various members in September and October. Ron Todd gave feedback on use of forms and encouraged conciseness. All comments were considered and incorporated. Drafts provided via email on 10/19/2021 and members should make a final review before the Zoning Administrator implements the forms for use in 1/2022:

- LUC draft Agricultural Building – Declaration of Use for Agricultural Purpose
- Zoning Permit – Residential & Commercial Uses
- Rezoning to Standard Districts
- Rezoning to Planned Use Districts
- BZA – single form for both Variance/Conditional Use

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

The commission conducted a section-by-section review of the original draft language prepared in concert with the US-33 Corridor Group. Members discussed the benefits of the language as well as points of clarification needed and compared this against suggested additions that the group has worked on over the months.

Kevin Bryant suggested naming convention of the areas be consolidated as Innovation Corridor Overlay District – 33 and -42. Since the overlay district principle is also meant to be innovative members felt this change would tie both areas together and not make US-42 Corridor seem less innovative.

Question 1: Why list the procedure for rezoning hearing in this section? If it not different than the normal timeline and procedure for any other rezoning, then can eliminate here and reference the procedure within the appropriate Administrative section in the Zoning Resolution.

Question 2: Maximum lot coverage is 60% for US-42 and 75% for 33. Why different? Is each appropriate?

Changes will be updated to draft and distributed to members as well as LUC, Union County Prosecutor, and Township vendor, Aaron Sorrell. If review goes well, it would be desirable to vote in December to conduct public meetings to present and discuss the overlay concept with the Millcreek community.

After presentation and feedback from the community during the public meeting(s), any updates or changes would be put into the draft language and reviewed at a subsequent meeting before calling for a public hearing to amend the Zoning Resolution to add the Overlay District to the Official Zoning Map.

**OLD BUSINESS (Continued):**

The remaining old business was tabled until December, but members were encouraged to review current documents and come prepared to discuss and advance these topics to the next steps.

- 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:**

- Recurring agenda item to add to August agenda – Review annual water monitoring report for Shelly Materials' EQ District: Report is provided by 3<sup>rd</sup> party hired by Shelly to comply with EQ District requirements. Thorough review is not necessary but a good idea to note compliance incrementally rather than only upon requested rezoning applications from Shelly.
- Maximum building heights Business & Manufacturing districts – Summary of these criteria for all other townships in Union County have been researched and provided. Should be reviewed and discussed to consider any needed updates to Millcreek Township Zoning Resolution.
- Permitted / Conditional uses in U-1 & B-1 – This item is suggested to be reviewed to consider if permitted / conditional uses listed are appropriate and in line with the LUGP. Items to consider are uses with green space such as parks, recreational uses, and other uses that could be tailored to preserve and enhance the agricultural heritage and character.
- Move Regular meeting Tuesday 12/21 to 12/14 – Due to holiday travel and close proximity to holiday it was discussed if it would be easier to achieve a quorum by moving the meeting a week earlier. Kevin Bryant motioned to change the meeting date to Tuesday 12/14/2021 at 7:00 pm at the Millcreek Township Hall, provided the hall is available. Eryn Staats seconded the motion. All voted in favor. The change of date will be confirmed and advertised.

**NEXT MEETING:** December 14<sup>th</sup>, 2021, 7:00 pm as scheduled.

Eryn Staats moved to adjourn. Kevin Bryant seconded the motion. Meeting adjourned at 8:36 PM.

Submitted: Joni Orders, Acting Clerk

11/17/2021

Approved:

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Joni Orders, Chair

Date