

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, December 14, 2021

DATE & TIME: Tuesday, December 14, 2022, at 7:00 pm

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

CALL TO ORDER/ROLL CALL: Chair called the meeting to order at 7:06 pm. The Zoning Administrator called roll

PRESENT: Joni Orders, Chair Kevin Bryant, Vice Chair Maryann Sweeney
 Freeman Troyer Jim Lawrenz Ron Todd, ZA

ABSENT: Tim Belmonte Eryn Staats

TRUSTEE PRESENT: Keith Conroy

CITIZENS / INVITED GUESTS: None

MINUTES APPROVAL: 11/17/2021

Kevin Bryant made the motion to approve the previously circulated draft. Maryann Sweeney seconded the motion. All present commission members voted "Aye". Minutes were approved.

CITIZEN COMMENTS: None

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

- Discussed proposed township garage improvements and emergency service storage; seeking funding through the State of Ohio and Township will pay a portion.
- On questioning of the Columbia Gas Northern Pipeline Loop project, he referenced online details, history, updates available and recommended searching "Columbia Gas", "Northern Loop" online.

ZONING ADMINISTRATOR REPORT:

- Davisson report update: Mr. Todd continues to work with the Union County Prosecutor's office. He will update on the status changes in the new year.
- Discussed the year end permit inventory and projections for the 2002 year.

OLD BUSINESS:

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

Joni Orders presented the updated draft from last month's review. Public information session dates will be needed in the new year. The commission discussed the understanding the potential benefits for the new overlay, the need to reach out to the property owners affected for updating in advance of information sessions. All will plan for once the Aaron Sorrell, planning group assisting Township, as well LUC, Union County Prosecuting Attorney review this draft.

OLD BUSINESS:

Draft language and updated drainage plan required/ponds & Union SWCD review:

- Joni Orders updated proposed language to update existing language with sample language used in Darby Twp Zoning. This is in relation to the new 2021 MOU with Millcreek Township and Union Soil & Water. The language covers drainage plan review by Union SWCD for grading/excavation for construction and/or ponds. Jim Lawrenz discussed minimum lot sizes and pond definition. Joni/Ron will send to LUC for preliminary review and plans for public hearings next year.

Appendix A revisions/edits and Development of a Community Tree Program per LUGP:

- Joni Orders presented the possible final language for Appendix A including a Community Tree Program. The draft updates the tree species list per OSU Extension. The Commission discussed the language will help the new Overlay District as well as any future PUD and relates to Land Use Growth Plan. Meeting with LUC for preliminary review.

Zoning & BZA forms revisions:

- Joni Orders discussed changes suggested by the Subcommittee. Now need final review and comment for the new zoning and boards/commissions applications. Need to revise PUD and rezoning applications.

Zoning Resolution Reformatting: Tabled to next month.

Maximum building heights Business & Manufacturing districts: Tabled to next month.

Permitted / Conditional Uses in U-1 & B-1: Tabled to next month.

Setback definitions / illustrations: Tabled to next month.

NEW BUSINESS:

Organizational meeting date and time for 2022: Jim Lawrenz moved to schedule the Organizational meeting date for January 18th, 2022, at 7.00 p.m. at the Township Hall. Kevin Bryant seconded the motion. All present commission members voted "Aye".

NEXT MEETING: January 18, 2022, 7:00 pm as scheduled.

Freeman Troyer moved to adjourn. Maryann Sweeney seconded the motion. Meeting adjourned 8:26pm.

Submitted: Ron Todd, Clerk / Zoning Administrator

01/04/2022

Approved:

Joni Orders, Chair

Date