

## Millcreek Township Zoning Commission

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Regular Meeting Minutes

Tuesday, February 15, 2022

**DATE & TIME:** Tuesday, February 15, 2022, at 7:00 pm

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

**CALL TO ORDER/ROLL CALL:** Chair called meeting to order at 7:12 pm. The Zoning Administrator called roll.

**PRESENT:** Joni Orders, Chair      Kevin Bryant, Vice Chair      Jim Lawrenz  
Eryn Staats      Maryann Sweeney

**ABSENT:** Tim Belmonte      Freeman Troyer

**TRUSTEE PRESENT:** Keith Conroy

**CITIZENS / INVITED GUESTS:** None

**MINUTES APPROVAL:** 1/19/2022

Eryn Staats moved to approve the organizational meeting minutes. Jim Lawrenz seconded the motion. All present commission members voted "Aye". Minutes were approved.

**CITIZEN COMMENTS:** None

**TRUSTEE COMMENT:**

Keith Conroy discussed the Township garage updates and grant funding submission. He also discussed the Columbia Gas Pipeline project and updates.

**ZONING ADMINISTRATOR REPORT:**

Ron Todd updated the Commission regarding the legal action against the Davisson property. The Prosecuting Attorney has filed the necessary documents and now waiting for a court date. Also informed the Commission the BZA held the organizational meeting 2/2/2022. Jason Comstock and Steve Cameron were re-elected to the Chair and Vice-Chair respectively. The BZA reviewed the list of CUPs. Ron will follow-up on properties that may be inactive prior to updating the official list. Joni Orders attended to review and discuss updated BZA forms. BZA members will review and submit feedback to Joni to bring back to the Zoning Commission Forms Subcommittee.

**OLD BUSINESS:**

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

As a result of the 2021 MOU between Millcreek Township Trustees and Union Soil & Water Conservation District, members reviewed proposed language to update existing language with sample language used in Darby Twp Zoning. Suggested changes will be drafted and sent to all members. Jim Lawrenz will use that final draft to discuss pond sizes and clarify outlet drainage with Union SWCD. Members will plan for final review and discussion in February and aim to hold a public hearing in March on the topic.

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### OLD BUSINESS (Continued):

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

A revised Appendix A was provided to members after review with Aaron Smith of LUC. Article XIII Landscaping may also need reviewed for required plans in PUD rezoning and Overlay District development plans. This topic should be ready for final review next month and public hearing in April.

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

Joni Orders provided additional draft comments from 01/05/2022 discussion with Aaron Sorrell. Public information session dates will be set after updates and comment from Union County Prosecuting Attorney. A draft will be circulated to affected property owners to review prior to information sessions.

#### Zoning Resolution Reformatting – Article I updated language / Articles II & III combined:

Joni Orders provided a draft of new Article I and II based upon review and comparison of other resolutions from nearby townships. Consolidating Articles II and III will allow Article IV to be split into two separate articles and allow for better formatting and spacing of text to improve readability. Members should review and provide feedback. The group should follow this practice of reviewing and revising one article (or two if they are a smaller articles) each month to allow sufficient time for the LUC to be able to plan for the review and provide feedback to the township.

Zoning Forms Updating & Reformatting: Tabled to next month after sufficient time for BZA comment after 2/2/2022.

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: NONE

NEXT MEETING: March 15, 2022, 7:00 pm as scheduled.

Eryn Staats moved to adjourn. Kevin Bryant seconded the motion. Meeting adjourned 9:20pm.

Submitted: Ron Todd, Zoning Administrator

02/10/2022

Approved:

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Joni Orders, Chair

Date