

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, March 15, 2022

DATE & TIME: Tuesday, March 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 7:08 pm. The Zoning Administrator called roll.

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

ABSENT: Tim Belmonte Jim Lawrenz Freeman Troyer

TRUSTEE PRESENT: None

CITIZENS / INVITED GUESTS: None

MINUTES APPROVAL: 2/15/2022

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

CITIZEN COMMENTS: None

TRUSTEE COMMENT: None

ZONING ADMINISTRATOR REPORT:

Ron Todd updated the Commission regarding the legal action against the Davisson property. The contempt of court date was scheduled for Friday 3/18/2022 but due to personal health issues, Mr. Davisson was granted an extension to 4/28/202. He has received over 15 calls in the past week for possible zoning requests and has meetings scheduled later this week to accept paperwork on at least 3 zoning use requests. Ron continues to follow-up on properties that may have inactive CUP prior to updating the official list.

OLD BUSINESS:

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. Eryn Staats motioned to submit the recommended changes to LUC for review and hold a public hearing on 04/19/2022 at 7:00 pm at the Millcreek Township Hall to recommend updating as submitted to the Millcreek Township Zoning Resolution. Kevin Bryant seconded the motion. All voted "Aye". Motion carried. Joni & Ron will ensure the public hearing is advertised, final drafts are circulated to all members and Trustees, and required timelines for submission to LUC and advertising are met.

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, March 15, 2022

OLD BUSINESS (Continued)

Zoning Resolution Reformatting – Article I Interpretation & Application of the Resolution (updated language) / Articles II & III combined to Article II – Establishment of Zoning Districts & Provision for the Official Zoning Map:

Joni Orders provided a final draft of new Article I and II. 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 any final changes and be prepared for public hearing. Maryann Sweeney motioned to submit the recommended changes to LUC for review and hold a public hearing on 04/19/2022 at 7:00 pm at the Millcreek Township Hall to recommend updating as submitted to the Millcreek Township Zoning Resolution. Kevin Bryant seconded the motion. All voted "Aye". Motion carried. Joni & Ron will ensure the public hearing is advertised, final drafts are circulated to all members and Trustees, and required timelines for submission to LUC and advertising are met.

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

The final draft of this document needs to be retyped due to "glitches" with formatting. Members reviewed the comments from 2/15/2022. No new changes were brought forward. Maryann Sweeney motioned to submit the recommended changes to LUC for review and hold a public hearing on 04/19/2022 at 7:00 pm at the Millcreek Township Hall to recommend updating as submitted to the Millcreek Township Zoning Resolution. Kevin Bryant seconded the motion. All voted "Aye". Motion carried. Joni & Ron will ensure the public hearing is advertised, final drafts are circulated to all members and Trustees, and required timelines for submission to LUC and advertising are met.

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

Joni Orders reported that she nor Ron had time to follow-up with Aaron Sorrell, but will redouble efforts to ensure this is completed within the next week as well as follow-up with landowners that have already reached out with questions. 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 Forms Updating & Reformatting: Tabled to next month after sufficient time to make last call to BZA for comments. Ron & Joni will present to Trustees at Trustees' April meeting.

Maximum building heights Business & Manufacturing districts: Tabled to next month. Sample items previously distributed will be recirculated prior to next meeting. Please make time to review.

Permitted / Conditional Uses in U-1 & B-2: Tabled to next month. Joni Orders will distribute samples comparing permitted / conditional uses in similar districts in Liberty & Jerome Townships, Union County and Genoa Township, Delaware County prior to meeting to members. Please make time to review.

Setback definitions / illustrations: Tabled to May 2022

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, March 15, 2022

NEW BUSINESS: NONE

NEXT MEETING: April 19, 2022, 7:00 pm (Following Public Hearing for Zoning Amendments).

Maryann Sweeney moved to adjourn. Kevin Bryant seconded the motion. Meeting adjourned 8:35 pm.

Submitted: Ron Todd, Zoning Administrator

03/16/2022

Accepted and Entered to the Record:

Joni Orders, Chair

Date