

# Millcreek Township Zoning Commission

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## Regular Meeting Minutes

Tuesday, April 19, 2022

**DATE & TIME:** Tuesday, April 19, 2022, following conclusion of public hearing

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

**CALL TO ORDER/ROLL CALL:** Chair called meeting to order at 8:18 pm following public hearing.

**PRESENT:** Joni Orders, Chair      Eryn Staats      Jim Lawrenz

**ABSENT:** Tim Belmonte      Maryann Sweeney      Freeman Troyer      Kevin Bryant

**TRUSTEE PRESENT:** Keith Conroy

**CITIZENS / INVITED GUESTS:** Brad Bodenmiller & Aaron Smith, LUC Regional Planning

**MINUTES APPROVAL:** 3/15/2022

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

**CITIZEN COMMENTS:** None

**TRUSTEE COMMENT:** None

### **ZONING ADMINISTRATOR REPORT:**

Ron Todd was unable to attend but his monthly reports were distributed to members. There were no questions nor comments at this time. Davisson annual inspection to be completed by Ron tomorrow. Court hearing will be 04/28/2022. Ron continues to follow-up on properties that may have inactive CUP prior to updating the official list.

### **OLD BUSINESS:**

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

Joni Orders work to obtain final draft language from the consultant and follow-up with landowners potentially affected by the draft. 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:** BZA comments received / Joni Orders updated formatting and will present to Trustees at Trustees' June 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.

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## OLD BUSINESS (Continued)

**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

## NEW BUSINESS:

### **Solar Energy Projects (Less than 50 MW):**

Trustees requested the Zoning Commission to research and discuss the matter. Aaron Smith offered LUC model zoning text for consideration. Copies were distributed to members present. Everyone reviewed and discussed possible questions and comments. Aaron Smith will forward the digital copies of this language to distribute to all members for further discussion at upcoming meetings. It was also recommended to review the Comprehensive Plan for rationale to support or proceeding with either version of the model text. Eryn Staats moved to table the issue to next month to allow members to review the new draft language. Jim Lawrenz seconded the motion. All voted "Aye". The motion carried.

**NEXT MEETING:** May 17, 2022, 7:00 pm.

Eryn Staats moved to adjourn. Jim Lawrenz seconded the motion. Meeting adjourned 9:11pm.

Submitted: Joni Orders, Acting Clerk

05/12/2022

Accepted and Entered to the Record:

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Kevin Bryant, Vice Chair

Date