

# Millcreek Township Zoning Commission

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## Regular Meeting Minutes

Tuesday, May 17, 2022

**DATE & TIME:** Tuesday, May 17, 2022, 7:00 pm

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

**CALL TO ORDER/ROLL CALL:** Chair called meeting to order at 7:00 pm following public hearing.

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

**ABSENT:** Tim Belmonte

### **TRUSTEE PRESENT:**

**CITIZENS / INVITED GUESTS:** None

### **MINUTES APPROVAL:**

Eryn Staats moved to accept the 04/19/2022 public hearing minutes. Jim Lawrenz seconded the motion. All present commission members voted "Aye". Minutes were accepted.

Kevin Bryant asked to correct the attendance as absent. Jim Lawrenz moved to accept the 04/19/2022 regular meeting minutes as corrected. Maryann Sweeney 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. Ron continues to follow-up on properties that may have inactive CUP prior to updating the official list.

### **OLD BUSINESS:**

**Zoning Resolution Updates from 04/19/2022:** Joni Orders will attend the Trustees' public hearing 06/06/2022 to cover recommended updates to formatting of Articles I & II, adding language to drainage plan requirements including updated language on ponds, and finally for Appendix A Community Trees for Landscaping Plans.

**Zoning Resolution Updates & Timeline:** Joni Orders presented updated list to members showing some progress as well as some new assignments.

**OLD BUSINESS (Continued)**

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

Joni Orders provided the latest draft language after multiple months of Zoning Commission discussion and review and updates / answers from the consultant. Members discuss the following sections:

8003 - Application of Corridor Overlay District Standards (maybe a new title? – “Trigger for application...)

- “Unless exempt...” What would be examples of something that would be exempt?
- What is the different between A) Change in use of land & B) Change of current uses;
- Should we clarify (D) New construction – would new construction of a single-family home be exempt?
- Item (E 2) Can a landowner divide land within an Overlay District and build a new residential dwelling?

8013 – Corridor Overlay Site Plan Requirements – No application for rezoning shall be considered...

Site plan... 1 inch = 100 feet

- A. 5. – Lighting (add) *plan and photometric study*
- F. Supplemental detailed signs....~~and copy.~~

Section 8100 – Add reference to LUGP – State or clarify / give examples of what Innovation means?

Section 8102 (G) Wind Turbines – add clarifying language “that can be regulated by the Township”

Section 8104 -ICOD-42 Permitted Uses: Retail uses in structures less than 65,000 square feet (current) Jim Lawrenz moved to reduce this to 50,000 square feet to maintain rural character with smaller buildings lending for use by smaller businesses. Kevin Bryant seconded the motion. The motion passed with 3 voting in favor and 2 abstaining from vote.

Section 8111.01 – ICOD Minimum Lot Area & Width, Maximum Lot Coverage & Setbacks

- Clarify – is front yard for ICOD-33 meant to face US-33?
- Pavement & Building Setbacks both at 20 feet for side & rear yards adjacent to a non-residential district – does this allow for the achievement of other requirements?
- Need to add % for maximum lot coverage for all impervious surfaces in ICOD-42 (75% in ICOD-33) – is there a benefit to making it the same 75%? Expect more lot coverage allowed US-33 than on SR-42 since 42 is less “industrialized” and would want more green space along 42. Is this feasible?

Section 8111.02 – ICOD Building Massing & Height Standards – topics are Building Height & Orientation – different title? Is massing referring to the grouping of buildings?

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## OLD BUSINESS (Continued)

**Zoning Forms Updating & Reformatting:** BZA comments received / Joni Orders updated formatting and will coordinate with Ron Todd to present to Trustees at an upcoming Trustees' 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.

**Planned Unit District Reformatting & Consolidation:** Tabled to next month.

**Permitted / Conditional Uses in U-1 & B-2:** Tabled to next month. Joni Orders distributed 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 September 2022 based upon old business prioritization.

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

At last month's meeting, Zoning Commission members reviewed model text from LUC. Some minor updates were provided by LUC. Based upon preliminary discussions and review of the Comprehensive Plan, members discussed the two different versions of sample text. After discussion, members agreed that Version 1 of the model text seems to best fit with Millcreek Township's LUGP. Kevin Bryant moved to set a hearing on 06/21/2022 at 7:00 pm at the Millcreek Township Hall to present this to the public. Eryn Staats seconded the motion. All voted "Aye". The motion carried.

**Article III & IV Reformatting:** Tabled to August 2022 based upon priority ranking of old business.

- Article III (New) – Appointments (from current Article IV)
- Article IV (Split of III) – Administration & Enforcement: Permits, CUPs, & Variances

**NEW BUSINESS:** NONE

**NEXT MEETING:** June 21, 2022, 7:00 pm.

Freeman Troyer moved to adjourn. Eryn Staats seconded the motion. Meeting adjourned 9:23p.

Submitted: Joni Orders, Acting Clerk  
Accepted and Entered to the Record:

06/12/2022

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Kevin Bryant, Vice Chair

Date