

# Millcreek Township Zoning Commission

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## Regular Meeting Minutes

Tuesday, August 16, 2022

**DATE & TIME:** Tuesday, August 16, 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 7:01 pm.

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

**ABSENT:** Tim Belmonte      Freeman Troyer      Jim Lawrenz

**TRUSTEE PRESENT:** Keith Conroy

**CITIZENS / INVITED GUESTS:** None

### **MINUTES REVIEW & ACCEPTANCE:**

- 07/19/2022 – Regular Meeting – Eryn Staats moved to accept minutes as presented. Kevin Bryant seconded the motion. All members present voted “Aye”.
- 07/19/2022 – Public Hearing re: Solar Energy – Eryn Staats moved to accept minutes as presented. Kevin Bryant seconded the motion. All members present voted “Aye”.

**CITIZEN COMMENTS:** None

**TRUSTEE COMMENTS:** Mr. Conroy updated on the following Trustees items:

- Township Garage will be getting new doors and other improvements.
- Fire replacement levy will appear on the November ballot – no increase in rate. Funds will sustain agreement with Jerome Township Fire Department to provide emergency services. New fire station at Jerome Village underway and once complete will result in much faster response times to Millcreek Township. After a year in operation, this may also result in lower insurance rates to Millcreek residents after new rating resulting from two station houses in operation.

### **ZONING ADMINISTRATOR REPORT:**

- Davisson case appeal hearing has been scheduled at request of Mr. Davisson’s attorney. Mr. Todd and Mr. Conroy will attend with Township attorney, Thayne Gray.
- Recent driving inspection around the township has resulted in some needed follow-up items.

### **OLD BUSINESS:**

- Solar Energy Fields (Less than 50 MW) – Trustee Hearing to be held 09/06/2022 7:00 pm

**OLD BUSINESS (Continued):**

- Zoning Resolution Reformatting – Articles combined / new order, new page numbering format
  - Article III (New) – Appointments (from current Article IV); Change “Article” & Roman numerals to “Chapter” and standard numbers
  - Article IV (Split of III) – Administration & Enforcement: Permits, CUPs, & Variances

Members reviewed the drafted reformatting previously distributed. Minor changes to grammar, numbering system including page numbers and formatting. A move to this format will allow easier ongoing updates to online Zoning Resolution. Eryn Staats moved to conduct a public hearing prior to the 09/20/2022 regular meeting at 7:00 pm in the Millcreek Township Hall to consider these recommended updates to Article III and Article IV. Maryann Sweeney seconded the motion. All members present voted “Aye”. Joni and Ron will work together to ensure submission to LUC and advertising deadlines are met.

- Planned Unit District Reformatting / Consolidation – Continue as placeholder for discussion targeted in November.
- Zoning & BZA forms revision – Mr. Todd will present final drafts to Trustees 09/06/2022.
- Innovation Corridor Overlay District @ US-33 & SR-42 – Public Meeting to be held after receipt of final draft from Aaron Sorrell. Joni Orders updated that she would continue to follow-up with Mr. Sorrell and distribute the “final” draft to all members as soon as it is received.
- Maximum building heights Business & Manufacturing districts – Move to review during Article V and/ or VI review in September / October.
- Article VI – Permitted Uses, Conditional Uses & Definitions – Consolidate to review and discuss in September / October along with all Article VI reformatting. Also, it is important to retain placeholder discussions on data centers, Air B&B, and Commercial Recreation.
- Setback definitions / illustrations – *See Concord Twp Quick Reference Guide and Jerome Twp diagrams as samples and add illustrations – Consolidate with Article V review and reformatting.*

**NEW BUSINESS:**

- Annual water monitoring report for Shelly Materials’ EQ District – This compliance requirement for currently zoned EQ land is not yet ready for final report. The report is expected in October. Once received, it will be shared with members to capture item is available for future review.

**NEXT MEETING:** Tuesday, September 20, 2022, 7:00 pm

Eryn Staats moved to adjourn. Maryann Sweeney seconded the motion. Meeting adjourned 7:31 pm

Submitted: Ron Todd, Zoning Administrator / Zoning Commission Clerk

08/17/2022

Accepted and Entered to the Record:

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Joni Orders, Chair / Kevin Bryant, Vice Chair

Date