

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, September 20, 2022

DATE & TIME: Tuesday, September 20, 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 7:02 pm.

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

ABSENT: Tim Belmonte Freeman Troyer

TRUSTEE PRESENT: Keith Conroy

CITIZENS / INVITED GUESTS: None

MINUTES REVIEW & ACCEPTANCE:

- 08/16/2022 – Regular Meeting – Eryn Staats moved to accept minutes as presented. Maryann Sweeney seconded the motion. Minutes were accepted. Jim Lawrenz abstained from voting.

CITIZEN COMMENTS: None

TRUSTEE COMMENTS: No Trustee Comments.

ZONING ADMINISTRATOR REPORT:

- Monthly reports circulated to members via email. Zoning Administrator not at meeting tonight.

OLD BUSINESS:

- Solar Energy Fields (Less than 50 MW) – Trustee Hearing held 09/06/2022 7:00 pm. Approved and will become effective 30 days from that date.
- 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

Jim Lawrenz moved to conduct a public hearing prior to the 10/18/2022 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 this month.

- Planned Unit District Reformatting / Consolidation – Continue as placeholder for discussion targeted in November.

OLD BUSINESS (Continued):

- Zoning & BZA forms revision – Mr. Todd will present final drafts to Trustees in October.
- 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. She will offer to meet with landowners that may be affected by the rezoning in advance of any public meetings.
- Annual water monitoring report for Shelly Materials’ EQ District – This compliance requirement for currently zoned EQ land was circulated to members as proof of compliance Maximum building heights Business & Manufacturing districts – Move to review during Article V and/ or VI review in September / October.
- 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.*
- Article VI – Standard Zoning Districts. Past discussions have centered on revised / revising Permitted Uses, Conditional Uses & Definitions – Consolidate to review and discuss in September / October along with all Article VI reformatting and editing. *Also, it is important to retain placeholder discussions on data centers, Air B&B, and Commercial Recreation.*
 - Excavation & Quarrying (EQ) District – Discussion centered on existing language, past rezonings, needed additions to information provided by applicant. Joni Orders will take this information to Kevin Cooperrider at The Shelly Company to work toward assurance that adequate information is provided on any upcoming rezoning requests as well as to work in updates to the Zoning Resolution.

NEW BUSINESS:

- No new business

NEXT MEETING: Tuesday, October 18, 2022, 7:00 pm

Eryn Staats moved to adjourn. Jim Lawrenz seconded the motion. Meeting adjourned 8:14 pm

Submitted: Joni Orders, Acting Clerk

09/22/2022

Accepted and Entered to the Record:

Kevin Bryant, Vice Chair

Date