Millcreek Township Zoning Commission Regular Meeting Minutes

Tuesday, August 15, 2023

Attendees: Kevin Bryant Jim Lawrenz Joni Orders

Absent: Eryn Staats Freeman Troyer Tim Belmonte

Maryann Sweeney

Others Present: Keith Conroy Ron Todd

Joni Orders called the meeting to order at 7:10 pm.

Minutes Review & Approval

04/18/2023 – Regular Meeting 04/18/2023 – Public Hearing

Jim Lawrenz moved to accept the minutes as present. Kevin Bryant seconded the motion. All voted in favor. Kevin Bryant signed the minutes prepared by Joni Orders.

Citizen Comments There were none

Trustee Comments

Mr. Conroy informed on the following Trustee issues, actions, and meetings:

Millcreek Township had been working on an extension to the contract with Jerome Township to better manage and plan for increasing costs over the five-year increments currently; a new tanker truck to be purchased for Jerome Township Fire Department. Jerome Township will maintain all operational costs of the new equipment; there is a clawback or reimbursement clause in the contract should Jerome Township Fire Department ever withdraw from service to Millcreek Township.

Zoning Administrator Report – Ron Todd submitted his monthly Zoning Administrator report and it was distributed to members via email.

Continues work on inoperable vehicles on properties throughout the Township. Will be on vacation in September.

Unfinished Business

Chapter 3 – Administrative Appointments, Duties & Actions – Submitted to Trustees for Public Hearing

o Recommended language was approved by Trustees and will be included in the updated Zoning Resolution.

Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3

o CUP modification request of a supplemental condition (new sign, etc.) - Administrative Review recommended parameters, approval process, suggested reasonable fee. *Ron Todd and Jason Comstock will review and recommend draft language for consideration.*

Date Accepted

Unfinished Business (Continued)

No Action tonight - Noxious weeds enforcement for upcoming season / Natural grass & wildflowers

No Action tonight - Chapter 6 – District Regulations

- o Accessory Buildings Only B2 details
- o Maximum building heights in Business & Manufacturing districts
- o Permitted & Conditional Uses in U-1, R-1 & B1 with enhanced definitions in Chapter 20
- o Quasi-Public / Commercial Recreation / Data Centers / Short Term rentals

Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42: A section by section review of the draft language was conducted. Notes will be included in a draft and distributed. Kevin Bryant moved to hold a special work session in hopes of assembling a final draft of this language on Tuesday, September 12, 2023 7:00 pm in the Millcreek Township Hall. Jim Lawrenz seconded the motion. All voted in favor. Motion passes. The special meeting will be advertised and members notified.

No Action tonight - Chapter 5 - Supplementary District Regulations

o Setback definitions - Quick Reference Guide and/or add illustrations

Chapter 7 – Planned Unit District Reformatting / Consolidation: *Jim Lawrenz would like to suggest the review of this chapter be advanced in priority once the Corridor Overlay District language has been settled.*

No Action tonight - 2023 Goals & Schedule / Joint Meeting with BZA (Chapters 3-7 / Corridor Overlay)

New Business

Chapter 14 – Alternative Energy / Solar updates from LUC: **Joni Orders presented the updated draft language provided by LUC and asked members to review so that this matter can be reviewed at an upcoming meeting.**

New: Lighting: Should have a conversation if a sign / light permit should be put forward by the Trustees and administered by the Zoning Administrator. Are there regulations that can be implemented more than positioning? Is there a limit to the amount of wattage or number of lights? Latest times to run lights?

Next Meeting & Adjourn	Tuesday, September 12, 2023 @ 7:00 pm	າ for Special work session
Tuesday, September 19, 2023 @ 7:00 pm for Regular Zoning Commission meeting.		
Kevin Bryant moved to adjou adjourned at 8:28 pm	urn. Jim Lawrenz seconded the motion. Jor	ni Orders declared the meeting
Submitted by: Joni Orders, I	Meeting Clerk	Date Submitted
Accepted by:		