

# Millcreek Township Zoning Commission

## Special Work Session – Minutes

**Tuesday, September 12, 2023 7:00pm**

**Present:** Joni Orders, Chair Jim Lawrenz Kevin Bryant Eryn Staats

**Absent:** Freeman Troyer Eryn Staats Tim Belmonte Maryann Sweeney

**Others Present:** Keith Conroy, Trustee

Joni Orders called the meeting to order at 7:09 pm and noted attendance.

**Minutes Review & Approval:** Special work session only and no regular business.

**Citizen Comments:** No citizens present / No comments

**Trustee Comments:** Special work session only and no regular business

**Zoning Administrator Report:** Special work session only and no regular business.

**Special Work Session Topic:** Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & US-42

A section by section review was conducted to ensure no outstanding questions or issues were remaining after several years work on the topic.

Need to ensure / reference congruence with Land Use Growth Plan and associated Planning Areas

Recommended to mail a notice to every household rather than just those affected and / or adjacent to or adjoining. Will seek approval for funding such a mailing.

Questions to address with appropriate LUC / Union County Prosecutor:

- 1) When a completed application and site plan is submitted to the Zoning Commission it is our understanding that the review must occur at a public meeting - not a formal public hearing. Is that correct?
- 2) From the language and our understanding of it - when a development review comes to the ZC the approval / denial / modification of any submitted plan can be for those reasons listed in the language and compliance with the requirements of the Zoning Resolution. we list in 8015 in the attached document.
- 3) Section 8101 - Do you have a definition of "Clean Manufacturing" in use? We list that in the Land Use Growth Plan and thus reference in the table for permitted uses in ICOD and feel we need to shore this gap in the language.
- 4) 8103 - A (d) is there precedent for other townships limiting accessory use structures to ONE and then would need to apply for a variance. Or does it just need to come back to Zoning per item 8103-C?
- 5) It was suggested that we focus more on the facade for SR 42 since any structure will likely be closer to the roadway - can we do this a Zoning Commission? If so, how much - limiting the number of color changes (but then do we have to define if white is a color, etc.).

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With the existing draft document reviewed and any needed gaps recorded and answers will be solicited from either LUC or Union County Prosecutor, Joni Orders will prepare a final draft and seek input to those existing questions.

Jim Lawrenz moved to allow the Chair to set a public informational meeting to a date, either a Tuesday or Thursday, to date that coincides with the availability of consultant Aaron Sorrell and the hall availability. Freeman Troyer seconded the motion. All voted in favor of the motion.

**New Business:** Special work session on Corridor Overlay District - no new business.

**Next Meeting & Adjourn:** Regular Meeting: Tuesday, September 19, 2023.

Eryn Staats moved to adjourn the meeting. Maryann Sweeney seconded the motion. All voted in favor and Joni Orders declared the meeting to be adjourned at 8:22 pm.

Prepared By: \_\_\_\_\_  
Joni Orders, Meeting Clerk Date

Accepted By: \_\_\_\_\_  
Meeting Chair / Vice Chair Date