

# Millcreek Township Zoning Commission

## Regular Meeting – Minutes

**Tuesday, September 19, 2023 7:00pm**

**Present:** Joni Orders, Chair Jim Lawrenz Freeman Troyer Eryn Staats  
Maryann Sweeney

**Absent:** Kevin Bryant Tim Belmonte

**Others Present:** Ron Todd, Zoning Administrator Keith Conroy, Trustee

Joni Orders called the meeting to order at 7:14 pm and noted attendance.

**Minutes Review & Approval:** 08/15/2023 – Regular Meeting 09/12/2023 – Work Session

Copies of minutes were not available for review and approval and will be prioritized for timely review and approval at the next regular meeting.

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

**Trustee Comments:** Mr. Conroy spoke on the following Trustee topics:

1. The Jerome Township Fire Department new tanker truck will soon be ordered which will benefit Millcreek Township residents for years to come.
2. Electric project at the barn is almost complete.
3. Tentative log jam meeting at Millcreek Township held by County Commissions and the Log Jam Committee will be 10/03/2023 6:00 pm. A mailing will go to residents once confirmed.

**Zoning Administrator Report:** Ron Todd updated those present on the following matters:

- 1) Action pending against disabled motor vehicles on Watkins Rd property.
- 2) Tall grass inspections ongoing.
- 3) Received the updated Official Zoning Map from LUC and will get Trustees signatures.
- 4) Working on data migration from laptop to SharePoint.
- 5) Several inquiries and zoning permits issued.

### **Unfinished Business:**

- Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & US-42
  - Joni Orders reported that questions from 9/12/2023 have been submitted to LUC and Union County Prosecutor’s office for review and will be incorporated into the final draft in October.
  - Members reviewed the questions and discussed other comments and suggestions from 9/12/23.
  - It looks like Tuesday 11/7 or Thursday 11/09/2023 7:00 pm are the next available dates; however, I will not plan to hold a meeting on 11/7 since it is Voting Day.

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**Unfinished Business:**

- Chapter 4 – Rezoning, Hearings, Permits, CUPs & Variances (Revision #3) - Work will resume on this topic once Chapter 8 work is complete.
- Chapter 6 – District Regulations
- Chapter 5 – Supplemental District Regulations
  - Setback definitions – Create an illustration and/or Quick Reference Guide
  - Noxious weeds enforcement / Natural grasses & wildflowers
- Chapter 7 – Planned Unit Districts (Reformatting & Consolidation)
- Progress Check on Annual Goals & Schedule
- Joint Meeting with the BZA - we will work to find a mutually agreeable date for both groups in 2024 to review the Zoning Resolution and any possible areas that need additional work.

**New Business:**

Joni Orders announced LUC distributed recommended changes to Chapter 14 – Alternative Energy: Solar Energy to clarify small projects under 50 MW as well as some other language. Distributed for review and discussion at the next meeting.

**Next Meeting & Adjourn:** Regular Meeting: Tuesday, October 17, 2023.

Jim Lawrenz moved to adjourn the meeting. Eryn Staats seconded the motion. All voted in favor and Joni Orders declared the meeting to be adjourned at 8:53 pm.

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

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