

Millcreek Township Zoning Commission Regular Meeting Minutes

Tuesday, November 21, 2023

Attendees: Kevin Bryant Jim Lawrenz Joni Orders Maryann Sweeney

Absent: Eryn Staats Freeman Troyer Tim Belmonte

Others Present: Keith Conroy Ron Todd

Joni Orders called the meeting to order at 7:04 pm.

Minutes Review & Approval: 08/15/2023 – Regular Meeting

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.

The remaining meeting minutes from 9/12/2023 Work Session / 9/19/2023 Regular Meeting & 10/17/2023 will be drafted and distributed prior to the next regular meeting

Citizen Comments: There were none

Trustee Comments

Keith Conroy updated the Commission members on recent Trustee meeting items:

- The Township has ARPA (American Rescue Plan Act of 2021) funds to use and are considering how best to invest in the township. Possible projects include replacing some of the broken tables and chairs that are very old and difficult to store, stack, move and keep clean with some newer options that solve some of those complaints; making some necessary repairs to the Township Hall plumbing; purchasing some bordering parcels and expanding the Township Cemetery.

Zoning Administrator Report – Ron Todd

Mr. Todd informed members of work on

- zoning violations in regards to unlicensed motor vehicles on Watkins Road
- recorded the new zoning map signed by Trustees earlier this month
- additional meeting with Union County Recorder to ensure that all Millcreek Township records are up to date and using a new checklist prepared by Recorder

Unfinished Business

Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42

Joni Orders reported the Special Public Meeting to learn about Overlay Districts was held on 11/09/23 with a presentation from Mr. Aaron Sorrell of Community Planning Insights. Meeting was well attended with about six different property owners represented. Joni will send out the presentation to members and has also shared with those residents that have requested it. Will allow residents another month to review and ask any additional questions or give comments as well as Zoning Commission members review. Mr. Lawrenz presented some notes on Chapter 8 tonight to Joni Orders and they will be incorporated into the final draft or questions forwarded to LUC / Thayne Gray as appropriate.

If the language is ready, it is recommended the matter be taken up again in January and if appropriate a motion for public hearing be put forward.

Unfinished Business (Continued)**Chapter 14 – Alternative Energy / Solar Energy updates from LUC**

Joni Orders noted that last month's motion to hold a public hearing was not able to be fulfilled because she failed to meet the submission timeline to LUC. As a reminder, the updates were suggested by LUC as a result of their continued work on the subject with other townships and Union County Commissioners recent decisions and resolutions.

Maryann Sweeney moved to advertise and hold a public hearing on Wednesday December 13, 2023 7:00 pm at Millcreek Township Hall, pending hall availability on Chapter 14 - Section 14200 Solar Energy. Kevin Bryant seconded the motion. All voted in favor. Joni Orders and Ron Todd will work to ensure all necessary LUC and advertising deadlines are met.

- 2024: Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3
 - Zoning Permits – No existing complaints nor violations add to 4010 (4360)
 - CUP modification request of a supplemental condition (new sign, etc.) - Administrative Review recommended parameters, approval process, suggested reasonable fee. - **Joni Orders and Ron Todd will work to provide suggested parameters to this over the next month and seek input from BZA Chair, Jason Comstock.**
- 2024: Chapter 6 – District Regulations - **Topic not discussed this month**
 - Accessory Buildings – Only B2 details
 - Maximum building heights in Business & Manufacturing districts
 - Permitted & Conditional Uses in U-1, R-1 & B1 with enhanced definitions in Chapter 20
 - Quasi-Public / Commercial Recreation / Data Centers / Short Term rentals
- 2024: Chapter 5 – Supplementary District Regulations - **Topic not discussed this month**
 - Setback definitions – *Quick Reference Guide and/or add illustrations*
- 2024: Chapter 7 – Planned Unit District Reformatting / Consolidation - **Jim Lawrenz will make a preliminary review of this chapter in anticipation of work resuming on this in January / February.**
- 2024: Noxious weeds enforcement/Natural grass & wildflowers - **Topic not discussed this month**
- 2024 Additional Goals & Schedule / Joint Meeting with BZA - **Topic not discussed this month**

New Business:

- Corrections from 10050 / 14300 and others on list will be added to Unfinished Business for December
- Lighting regulations - Discussion from August needs added to Unfinished Business for next month; discussion centered on exploring what other townships or nearby municipalities are doing in regards to regulating times of use, wattage/lumens/intensity, number and placement of lights in lighting plans and generally reviewing and if appropriate improving language. Kevin Bryant volunteered to search for sample language and present at the December meeting.

Next Meeting & Adjourn

Jim Lawrenz moved to change the scheduled and advertised regular December meeting on 12/19 to Wednesday December 13, 2023 directly following the public hearing. Maryann Sweeney seconded the motion. All voted in favor of the motion. Joni Orders will ensure the meeting change will be posted and advertised and members updated.

Wednesday, December 13, 2023 7:00 pm - Public Hearing re: Solar Energy edits

Regular meeting for December to follow the public hearing

Kevin Bryant moved to adjourn. Maryann Sweeney seconded the motion. Joni Orders declared the meeting adjourned at 8:00 pm.

Submitted by: _____
Joni Orders, Meeting Clerk Date Submitted

Accepted by: _____
Date Accepted