

Millcreek Township Zoning Commission

2024 Regular Meeting Minutes

Tuesday, May 21st, 2024 7.00 PM

Location: Millcreek Township Hall, 10420 Watkins Road, Marysville, Ohio 43040

Call to Order: Head Chair Joni Orders called the meeting to order at 7.05 pm.

Roll Call: The Zoning Administrator called the roll.

ZC Members Present:

Joni Orders Kevin Bryant Jim Lawrenz Maryann Sweeney

ZC Members Absent:

Eryn Staats Tim Belmonte Freeman Troyer

Others Present:

Ron Todd - Zoning Administrator Trustee, Keith Conroy

Citizens/Invited Guests:

Joanne Rausch Aaron Schultz Steve Smith Joe Clase
Jamie Greene & Bailey Morlan of Planning Next

Planning Next - Comprehensive Plan Review 2024

Jamie & Bailey presented to the Zoning Commission the proposed review of the Township Comp Plan and Zoning Resolution review. Planning Next will review the resident survey responses and present the results as a discussion format with the public at the June 18th public meeting.

Citizens Comments:

Joe Clase and Steve Smith were in attendance to discuss the property 7464 Watkins Road and potential interest in rezoning. Per 7030 PCD zoning, Mr. Clase wanted to have an informal discussion regarding possible rezoning to a PCD or variance options within the BZA. On its face, the property does not seem to meet the minimum acreage requirement in the zoning resolution. Mr. Clase also wanted to see if agritourism conditional use would be feasible. Mr. Clase and Mr. Smith will review with the landowner.

Minutes Approval:

Regular Minutes 3/19/24 reviewed. Maryann Sweeney made the motion to accept. Kevin Bryant seconded. All voted in favor by saying “aye” and the minutes were accepted.

Trustees Comment: Keith Conroy

Keith spoke about the Planning Next next steps for the public meetings.

Zoning Administrator Report:

Ron Todd informed the Commission about the following items:

1. The yearly Davisson inspection was completed in April. The report will be presented to the trustees in the June meeting.
2. Informed updates of a code violation at 9842 Watkins Road pertaining to inoperable vehicles.

Old Business

- 1) **Chapter 8- Innovation Corridor Overlay Districts@ US-33 & SR-42:**
Joni Orders reviewed the corrections from LUC and will prepare a potential final draft.
- 2) **Chapter 4 - Rezoning, hearings, Permits, CUPs & Variances - Revision 3**
Topic not discussed due to time constraints.
- 3) **Chapter 6 & 5 - District Regulations**
The Zoning commission and the Trustees will work with planning consultants to review the zoning resolution and the land use growth plan.
- 4) **Chapter 7 - Planned Unit District Reformatting / Consolidation**
Jim Lawrenz is still gathering information for the PUD language.
- 5) **Chapter 10 - 10050 Corrections needed**
Joni Orders discussed the chapter regarding the change to “wind turbines”.
- 6) **Chapter 15 Noise & Lighting**
Coordinating with Kevin Bryant for additional information.
- 7) **Chapter 14 Alternative Energy**
Joni Orders reviewed the changes to the “Telecommunication Tower” language.

New Business - None

Public Meeting Planning Next:

The Commission discussed the dates for the public meeting for Planning Next. Jim Lawrenz moved to change the regular zoning meeting from 6/18 to 6/25 to allow for a Public Meeting on the 18th. Maryann Sweeney seconded the motion. All voted “aye”.

Adjournment: 9.15pm

Jim Lawrenz motioned to adjourn. Kevin seconded.

Prepared By: _____
Ron Todd, Zoning Administrator **Date**

Accepted By: _____
Joni Orders, Chair **Date**