

**Millcreek Township Zoning Commission**

2024 Regular Meeting Minutes  
Tuesday, July 16th, 2024 7.00 PM

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

**Call to Order:** Chair Joni Orders called the meeting to order at 7.02 pm.

**Roll Call:** The Zoning Administrator called the roll.

**ZC Members Present:**

Joni Orders    Kevin Bryant    Jim Lawrenz    Maryann Sweeney    Freeman Troyer

**ZC Members Absent:**

Eryn Staats    Tim Belmonte

**Others Present:**

Ron Todd - Zoning Administrator    Trustee, Keith Conroy

**Citizens/Invited Guests:**

Joanne Rausch            Aaron Schultz            Jessica Lovejoy    Bailey Morlan of Planning Next

**Planning Next - Millcreek Township Comprehensive Plan Review**

Bailey Morlan presented to the Zoning Commission the comments from the June public meeting to review the comp plan. She included discussion points from the survey results as well. Jim Lawrenz asked questions regarding high density development, infrastructure roads, traffic studies, HOA authorities, ODNR studies for parks, drainage, wetlands and greenspace. Bailey stated that these items will be reviewed and examples of implementation from other communities provided. Kevin Bryant asked for any formulas regarding density versus urban sprawl. Bailey said that surveys can be looked at in the central Ohio regional area. Joni Orders and Freeman Troyer asked if the township's thoroughfare study should be included in discussion since that was also mentioned in June. Bailey suggested that would be a good resource to help with the future land use growth plan. Keith Conroy asked Planning Next to research outstanding zoning topics as they relate to the comp plan such as: EQ logistics, sample code regarding retail box stores and illustration of sizes, and short term rentals. Bailey asked the Commission to complete homework on reviewing the comp plan and send her comments and/or additional questions.

**Citizens Comments on Comprehensive Plan Review:**

Aaron Schultz asked the commission and Bailey Morlan to review the watertable studies regarding wells and to see if it would affect future growth. The township can provide the yearly water table records provided by the Shelly Corp. Aaron did state that he would like to see efforts to preserve agricultural land and have slow development. Joanne Rausch asked if a design review board can be created to have oversight for developments. Jessica Lovejoy asked questions about the percentage of residents completing the online survey results and the ability to re-open the survey and/or send out printed surveys to residents without online access.

### **Minutes Approval:**

Regular Minutes 5/21/24 reviewed. Jim Lawrenz made the motion to accept. Kevin Bryant seconded. All voted in favor by saying “aye” and the minutes were accepted.

### **Trustees Comment:** Keith Conroy

1. Noted various improvements underway or under consideration to improve the township:
  - a. The township garage floor is completed.
  - b. Township purchased software and online data storage for the township cemetery.
  - c. New flooring (remove carpet and match to entry floor), chairs and tables have been purchased by the Township and awaiting installation and delivery.
  - d. Landscaping will be cleaned up and simplified around the township hall.
  - e. The trustees are looking into providing funds to purchase tornado sirens.

### **Zoning Administrator Report:**

Ron Todd informed the Commission about the following items:

1. The yearly Davisson inspection was completed in April. There were two violations within the inspection parameters noted. Mr. Davisson has remediated those violations and is in compliance for this year.
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:** Final edits from earlier 2024 meetings and discussions to be distributed and public hearing target October
- 2) **Chapter 4 - Rezoning, hearings, Permits, CUPs & Variances - Revision 3** - Final edits in process, Submit for review and discussion with public hearing in target in October
- 3) **Chapter 6 & 5 - District Regulations** - Coordinate with work with Planning NEXT
- 4) **Chapter 7 - Planned Unit District Reformatting / Consolidation** - Coordinate with Planning NEXT
- 5) **Chapter 10 - 10050 Corrections needed** -
- 6) **Chapter 15 Noise & Lighting** - On hold until review from Planning Next
- 7) **Chapter 14 Alternative Energy** - Reformatting / Target public hearings August/September.

### **New Business:**

1. Start discussions on new code for shipping containers and short term rentals.
2. Outstanding agenda item prioritization.

**Next Meeting:**

The consulting team from Planning NEXT will attend the first half of the regularly scheduled Zoning Commission meeting on **Tuesday, August 20<sup>th</sup> at 7pm**. Residents are encouraged to attend, this will be a work session that will be open to the public. Bailey Morlan, will lead further discussion and follow-up from July discussion, public information meeting, survey and Planning EXT preliminary work and recommendations.

**Adjournment: 9.15pm**

Kevin Bryant motioned to adjourn. Maryann Sweeney seconded.

**Prepared By:** \_\_\_\_\_  
**Ron Todd, Zoning Administrator** **Date**

**Accepted By:** \_\_\_\_\_  
**Joni Orders, Chair** **Date**