

Millcreek Township Zoning Commission

2024 Regular Meeting Minutes
Tuesday, August 20th, 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 7.00 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 Present:

Joanne Rausch	Aaron Schultz	Jessica Lovejoy	
Sharon Hughart	Nicole Kaiser	Terri Belville	John Hughart
Lauren Schultz	Jeff Pieper	Melanie Ziegler	Kathleen Neds

Invited Guests: Bailey Morlan, Planning Next Consultants

Planning Next - Millcreek Township Comprehensive Plan Review

Bailey Morlan answered questions from the Zoning Commission and the residents in the open work session. She presented an initial finding memo regarding areas Planning Next proposes to focus work on the project. Additional questions centered on the following topics or requests for additional research and discussion:

- Examples on how to incorporate language or other ways to preserve the rural characteristics including lot sizes, wetlands, and natural resources.
- How to hold developers accountable for Impact Zoning Studies and mitigation options for adverse impact to the Township including examples from other communities.
- Easy to read and understand plans for combating urban sprawl with targeted higher density areas and examples.
- Non-conforming status properties - how to deal with them.

Citizens Comments:

Millcreek Township ZonAaron Schultz asked the commission to consider having meetings regarding school support for developments. Keith Conroy stated that the trustees keep in contact with the school district on any development within our Township. Joni Orders stated any development plan is required to include proof of discussion and planning with the school district. Terri Belville asked if residents can vote on items such as developments, tax abatements and real estate purchases.

Citizens Comments (Continued):

Keith Conroy and Joni Orders briefly discussed the flow of any requested development and stressed that this current process is a proactive measure of reviewing our Township's preparedness for any development proposals and not any formal rezoning process. The township encourages residents to attend all meetings to provide input into all agenda items. Questions on how to get traction with specific property complaints were discussed. Ron Todd, Zoning Administrator will follow-up with residents and other county officials involved in any process.

Minutes Approval:

Regular Minutes 7/16/24 reviewed. Jim Lawrenz made the motion to accept. Maryann Sweeney seconded. All voted in favor by saying "aye" and the minutes were accepted.

Trustees Comment: Keith Conroy

1. Noted various improvements underway or under consider to improve the township:
 - a. Township purchased software and online data storage for the township cemetery.
 - b. New flooring (remove carpet and match to entry floor), chairs and tables have been purchased by the Township and awaiting installation and delivery.
 - c. Landscaping will be cleaned up and simplified around the township hall.
 - d. Purchasing 2-3 tornado sirens to be located within the Township and managed by Union County EMA.
 - e. Renew contract for the schools PSO officers.

Zoning Administrator Report:

Ron Todd informed the Commission about the following items:

1. Informed updates of a code violation at 9842 Watkins Road pertaining to inoperable vehicles.
2. Explained Share Drive filing and data migration strategy of road by road and address by address for quick historical searches.

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 work 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: No New Business was discussed

Next Meeting:

The regularly scheduled Zoning Commission meeting will be on **Tuesday, September 17th at 7pm.**

Adjournment: 9.08 pm

Jim Lawrenz motioned to adjourn. Kevin Bryant seconded.

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

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