

Millcreek Township Zoning Commission Regular Meeting Minutes

Tuesday, September 17, 2024

Attendees: Kevin Bryant Jim Lawrenz Joni Orders Maryann Sweeney
 Eryn Staats Freeman Troyer

Absent: Tim Belmonte

Others Present: Keith Conroy Bailey Morlan, Planning Next Jeff Pieper
 Aaron Schultz Jason Comstock Joanne Rausch

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

Invited Guests: Bailey Morlan, Planning Next

Bailey, Consultant for Comprehensive Plan / ZR compatibility review was present to conduct an open work session with the Zoning Commission to provide input and answers to directed questions to assist the planners in developing the revised document and proposed changes to the resolution. The Agenda provided by Bailey Morlan is attached and made part of the minutes.

The work session portion of the meeting ended at 8:38 pm

Minutes Review & Approval: 08/20/2024 – Regular Meeting
Eryn Staats moved to accept the minutes as present. Freeman Troyer seconded the motion. All voted in favor.

Citizen Comments: There were none

Trustee Comments

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

- 1) Work at the cemetery is almost complete.
- 2) Tornado sirens will be purchased by the township and then managed by Union County EMA
- 3) Tables & chairs and the flooring will be installed in the next month

Zoning Administrator Report – Ron Todd was not present but his monthly ZA report was distributed

Unfinished Business

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

Renewed discussion on this topic where the Commission left off after the public meeting on 11/9/23 and questions to LUC in February 2024. Refreshed topic and briefed on answers from LUC.

Chapter 14 – Alternative Energy (14200 Solar complete 2023, 14100 & 14300 review)

Discussed change points for reformatting and renumbering for Telecommunications towers and Small Wind Projects

Chapter 10 - Supplemental District Regulations

Reformatting from move of Wind Turbines (was 10051 to 14300 Small Wind Projects), Move Floodplain regulations to currently blank Chapter 17 to allow for better formatting of existing Chapter 10 topics such as fuel stations, agritourism, as well as adding regulations for decks and porches and short term rentals.

2024: Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3

- o Zoning Permits – No existing complaints nor violations add to 4010 (4360)
- o 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 and seek input from BZA Chair, Jason Comstock. Pending from 2023**
- 2024: Chapter 6 – District Regulations - **Topic not discussed this month**
 - o Accessory Buildings – Only B2 details
 - o Maximum building heights in Business & Manufacturing districts
 - o Permitted & Conditional Uses in U-1, R-1 & B1 with enhanced definitions in Chapter 20
 - o Quasi-Public / Commercial Recreation / Data Centers / Short Term rentals
- 2024: Chapter 5 – Supplementary District Regulations - **Topic not discussed this month**
 - o 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: See Floodplains discussion within Chapter 10 discussion.

Next Meeting & Adjourn

Next meeting will be as scheduled and advertised on 10/15/2024.

Eryn Staats moved to adjourn. Jim Lawrenz seconded the motion. Joni Orders declared the meeting adjourned at 9:23 pm.

Submitted by: _____
 Joni Orders, Meeting Clerk Date Submitted

Accepted by: _____
Date Accepted