

Millcreek Township Zoning Commission Regular Meeting Minutes

Tuesday, October 15, 2024

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

Absent: Jim Lawrenz Tim Belmonte

Others Present: Keith Conroy Bailey Morlan, Planning Next

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

Land Use Growth Plan Update & Revision: Bailey Morlan, Planning Next

Bailey, Consultant for the review of the Comprehensive Plan / ZR compatibility 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 main focus of the discussion was focused on the East / West / South Planning areas from the 2017 Land Use Growth Plan and stated visions to gauge progress on the plan and to use as discussion for course correction. This discussion will aid in the development of further recommendations, draft text revisions and finalizing Corridor Overlay text.

Members suggested that a representative of Jerome Village development and/or Jerome Township attend the November zoning meeting to preview upcoming development within Jerome Township to aid in Millcreek Township's review of Land Use Growth Planning areas that intersect with Jerome. Keith Conroy will reach out to Jerome Township and extend invitations to the next Zoning Meeting.

The work session portion of the meeting ended at 8:30 pm

Minutes Review & Approval: 09/17/2024 – Regular Meeting

Eryn Staats moved to accept the minutes as present. Maryann Sweeney 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 complete.
- 2) Tables & chairs are in use tonight and new flooring is down
- 3) Tornado sirens will be purchased by the township and then managed by Union County EMA, working with First Energy to locate a siren on their property as well as 1-2 other sites.

Zoning Administrator Report – Ron Todd was not present but his monthly ZA report was summarized by Keith Conroy

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

Renewed discussion on this topic from last month specifically regarding questions to LUC in February 2024 and in relation to some of the discussion with Bailey Morlan regarding maximum square footage of buildings, sign language, screening, outdoor storage and maximum lot coverage. There are a few sections to review outstanding and members should review and send comments via email.

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

Due to a problem with the copier, this was tabled until next month to discuss.

Chapter 10 - Supplemental District Regulations

Due to a problem with the copier, this was tabled until next month to discuss.

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***
- 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
- Chapter 5 – Supplementary District Regulations - ***Topic not discussed this month***
 - o Setback definitions – *Quick Reference Guide and/or add illustrations*
 - o *Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form)*
- Chapter 7 – Planned Unit District Reformating / Consolidation - Jim Lawrenz
- Chapter 15 Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)
- Chapter 17 - Move Floodplains from Chapter 10 to stand alone currently blank / reserved chapter

New Business:

Freeman Troyer suggested the commission consider creating enhanced setback requirements for new residential or commercial development abutting existing residential. Public discussion over the last several months has pointed toward preferences for enhanced buffering and screening and/or the preservation of those rural characteristics. All agreed these would be valuable items to review and seek input from Planning Next, LUC and other resources.

Next Meeting & Adjourn

Due to conflicts on Tuesdays in November and December, Joni Orders requested a move of the meeting date. Keith Conroy suggested the new meeting date be after (and not before) the regularly scheduled meeting. Eryn Staats moved to change meeting dates to 11/21/2024 (from 11/19) and 12/19/2024 (from 12/17). Kevin Bryant seconded the motion. All voted in favor. Joni Orders will coordinate advertising of the changes.

Eryn Staats moved to adjourn. Maryann Sweeney seconded the motion. Joni Orders declared the meeting adjourned at 9:12 pm.

Submitted by: _____
Joni Orders, Meeting Clerk Date Submitted

Accepted by: _____
Date Accepted