

# Millcreek Township Zoning Commission Public Hearing Minutes

Thursday, December 19, 2024

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Attendees:	Kevin Bryant Maryann Sweeney	Jim Lawrenz Freeman Troyer	Joni Orders
Absent:	Eryn Staats	Tim Belmonte	
Others Present:	Keith Conroy	Bill Jordan	Ron Todd

Joni Orders called the meeting to order at 7:09 pm.

**READING OF PUBLIC NOTICE:** *This public hearing was advertised in the Marysville Journal Tribune and on the Millcreek Township Union County Ohio website.*

The proposed amendment to the Zoning Resolution, initiated by motion of the Zoning Commission, proposes to:

- Rename Article 10 - Supplemental District Regulations to Chapter 10 as well as to reorganize and reformat sections within it. Update reference of Section 10050 Exceptions to Height Regulations.
- Move Sections 10400 - 10840 FloodPlain Regulations to previously reserved and blank, Chapter 17.
- Renumber Sections 10850 - 10962 to use vacated section numbers 10400 - 10840.
- Institute LUC recommended changes to Chapter 14 - Alternative Energy, Wind Turbines to Small Wind Energy Projects less than 5MW
- Edit Chapter 14 - Sections related to Telecommunication Tower.

**CITIZEN COMMENTS:** To be heard at each topic.

## **PRESENTATION OF HEARING ITEMS(s) and LUC RECOMMENDATIONS DISCUSSION:**

Joni Orders presented the draft resolution items within Article X (Change to Chapter 10), Chapter 14 and newly recommended Chapter 17 to the zoning commission. Ms. Orders presented the LUC recommendations as outlined below. The LUC recommendation was for APPROVAL WITH MODIFICATION of the proposed zoning amendments.

### **Chapter 10 - Supplemental District Regulations & Chapter 17 - FloodPlain Regulations**

Members discussed updates to Section 10050 as a result of moving Wind Turbines to Chapter 14 in 2022. With this change, it was discussed and recommended to move several sections on Flood Plain District regulations to a currently blank Chapter 17 to allow space for formatting of other regulations.

Moving Sections 10400 - 10840 to Chapter 17 allows movement and reformatting of Fuel Stations, Agritourism, and Medical Marijuana that were squeezed into the end of Chapter 10.

Section 10930 - Moved to 10400 Fuel Stations - Application Requirements - change section reference numbering.

Agritourism - Add Agritourism to

Section 10960 - Medical Marijuana add Medical Marijuana to all section headings. Through the discussion it was recommended to add a call out back to include reference to Trustees Resolution regarding recreational marijuana controlled by formal resolution. Maryann Sweeney moved to recommend this additional change not reviewed by LUC. Kevin Bryant seconded the motion. All voted in favor of this change.

**Zoning Commission Hearing Item(s) Recommendation & Motion:**

Joni Orders asked for any public comment. There was none. Freeman Troyer moved to recommend the amendment as amended this evening. Kevin Bryant seconded the motion. All voted aye.

**Chapter 17 – FloodPlain District Regulations moved to new chapter**

The sections from Chapter 10 were moved to a previously blank chapter to allow for consistent formatting and ease of readability within Chapter 10. The Sections 10400 - 10840 were moved to corresponding sections 17000 - 17062 without any changes other than formatting and numbering.

**Zoning Commission Hearing Item(s) Recommendation & Motion:**

Joni Orders asked for any public comment. There was none. Jim Lawrenz moved to accept the recommendation of the LUC and forward the recommendation to the Trustees. Maryann Sweeney seconded the motion. All voted aye.

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

Telecommunications Towers - Section 14004 (d) Jim Lawrenz asked if the setback of 900 feet in a residential district was sufficient to ensure public safety. It was discussed and recommended to mirror the language of “clear fall zone” from Section 14302 for Wind Turbines. Freeman Troyer moved to make this amendment during the hearing. Maryann Sweeney seconded the motion. All voted in favor.

**Small Wind Energy Projects (5MW or less) / Wind Turbines**

Section 14302 - reduce the maximum height of turbines mounted on the ground from 125 ft to 50 ft.

Section 14303 - Item 3(b) add language to ensure the report is prepared by a qualified engineer or manufacturer specifications and item c to be “to scale”.

**Zoning Commission Hearing Item(s) Recommendation & Motion:**

Joni Orders asked for any public comment. There was none. Maryann Sweeney moved to recommend the hearing changes and LUC reviewed amendments to the Trustees. Kevin Bryant seconded the motion. All voted aye.

**Chapter 20 – Definitions**

The Small Wind Energy new definitions and the existing Wind Turbine definitions were recommended to be grouped together as “Small Wind Energy Definitions”.

**Zoning Commission Hearing Item(s) Recommendation & Motion:**

Joni Orders asked for any public comment. There was none. Jim Lawrenz moved to forward the recommended changes as recommended by LUC to the Trustees. Maryann Sweeney seconded the motion. All voted aye.

**Adjourn**

Freeman Troyer moved to adjourn. Maryann Sweeney seconded the motion. Joni Orders declared the meeting adjourned at 8:06 pm.

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Submitted by: \_\_\_\_\_  
Joni Orders, Meeting Clerk Date Submitted

Accepted by: \_\_\_\_\_  
, Date Accepted