

# Millcreek Township Zoning Commission Regular Meeting Minutes

Thursday, December 19, 2024

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

Absent: Eryn Staats Tim Belmonte

Others Present:  
Keith Conroy Bill Jordan Ron Todd

Joni Orders called the meeting to order at 8:06 pm.

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

Ms. Morlan was not present tonight but will circulate a draft copy of the updated plan based upon discussions, speakers, input over the last year, around the beginning of January and she will plan to attend the January organizational meeting to discuss next steps and ideas for the final round of community engagement.

## **Minutes Review & Approval:** 11/21/2024 – Regular Meeting

Kevin Bryant moved to accept the minutes as presented. Freeman Troyer seconded the motion. All voted in favor.

**Citizen Comments:** N/A

## **Trustee Comments**

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

- 1) Final 2024 meeting with budget planning for 2025 will be held tomorrow morning at 8:45 am
- 2) Trustees and Ron Todd attended an online information presentation by the ODNR regarding the Township's comments on the new mining permit application filed by The Shelly Co for 245 acres along US 42.

## **Zoning Administrator Report** – Ron Todd presented his monthly Zoning Administrator Report:

- a) working with Joni Orders on finalizing Zoning fees to present to Trustees at the January meeting for updating and approval.
- b) Dog Kennels - found out Ohio considers this use as animal husbandry so it is protected agricultural use.
- c) Solar panels on homes / new home construction
- d) BZA will meet in mid-January for an organizational meeting.
- e) working on some zoning violation enforcement including unlicensed / inoperable motor vehicles.

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

Work on this section was paused last month in light of discussions regarding “East Planning Area” of the Comp Plan and Bailey’s direction to review business focus on “commercial” versus business focus on industrial-flex / research and “economic corridor”. Will resume discussions and review along with the Comp Plan updates in 2025.

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

Public hearing held tonight prior to the regular meeting. Edited and reformatted text was recommended by LUC and the recommendation was forwarded to the Trustees with minor modification.

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

Public hearing held tonight prior to the regular meeting. Edited and reformatted text was recommended by LUC and the recommendation was forwarded to the Trustees with minor modification.

**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 to provide draft parameters to this and seek input from the BZA Chair.*

**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 Enhanced Setbacks for New Development (Residential/Non-Residential) Abutting Existing Residential - Public comment pointed toward preference for enhanced buffering, screening and setback requirements for new residential or commercial development abutting existing residential to preserve rural characteristics. (F. Troyer)
- o *Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form)*

**Chapter 7 – Planned Unit District Reformatting / Consolidation (J Lawrenz)**

Topic not discussed this month

**Chapter 15 - Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)**

Topic not discussed this month

**New Business:**

Jim Lawrenz moved to set the 2025 Organizational meeting for Tuesday January 21, 2025 7:00 pm in the Millcreek Township Hall pending confirmation of hall availability and advertising. Freeman Troyer seconded the motion. All voted in favor of the motion.

**Next Meeting & Adjourn**

Jim Lawrenz moved to adjourn. Maryann Sweeney seconded the motion. Joni Orders declared the meeting adjourned at 8:27 pm.

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

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