

Millcreek Township Zoning Commission

Organizational Meeting Minutes

Tuesday, February 18, 2025

LOCATION: Millcreek Township Hall, 10420 Watkins Road, Marysville, OH 43040

CALL TO ORDER: Joni Orders called the meeting to order at 7:03 pm

ROLL CALL: The Acting Clerk called the roll of members.

PRESENT: Joni Orders Kevin Bryant Eryn Staats
Maryann Sweeney

ABSENT: Tim Belmonte Jim Lawrenz Freeman Troyer
Ron Todd, ZA

TRUSTEE PRESENT: Keith Conroy

CITIZENS / INVITED GUESTS: Janel Cameron Jeff Pieper Aaron Schultz
Bailey Morlan

Comprehensive 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 and citizen participants to review the updated draft distributed to all members. Bailey led the discussion first regarding updated recommendations added to each chapter of the 2017 plan. See attached.

Based upon the discussions in September and October and the presentations in November, Bailey has suggested combining the North and all but the tip of the South area that abuts SR-42 and renaming this newly defined central area while maintaining the East and West planning areas that correspond to the Corridor Overlay areas.

Action Items:

- 1) By 2/28/2025 - All members of the committee please review the draft circulated in January and send any comments to Bailey. This handout should be a helpful guide.
- 2) The plan is to conduct one final discussion of the draft revisions within the March zoning meeting. If unable to attend, members should ensure comments and questions submitted to the Chair in advance of the meeting to ensure the process remains on track.
- 3) The expectation is to have a final draft document ready to submit for public review and comment culminating in a public workshop with stations to solicit feedback.

2025 Organizational Administrative Items: These administrative items were not covered in January:

1. **2025 Zoning Commission Meeting Quorum Requirements:**

Commission members set the attendance quorum as three members for any meeting of the Zoning Commission. Eryn Staats motioned for the quorum. Kevin Bryant seconded the motion. All voted in favor.

2. **Public Meeting & Hearing Rules: Tabled to March**

MINUTES ACCEPTANCE:

12/19/2024 Public Hearing CH 10 / CH 14 / CH 17 - Eryn Staats moved to accept the draft of the Regular Meeting minutes. Maryann Sweeney seconded the motion. All present members voted “Aye”.

12/19/2024 Regular Meeting - Eryn Staats moved to accept the draft of the Regular Meeting minutes. Maryann Sweeney seconded the motion. All present members voted “Aye”.

1/21/2025 Organizational Meeting - Eryn Staats moved to accept the draft of the Regular Meeting minutes. Kevin Bryant seconded the motion. All present members voted “Aye”.

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

Trustee Conroy updated the Zoning Commission on the following township matters:

- 1) Trustees received clarification from ODOT & Union County Engineer regarding US-42 berm widening and resurfacing project to begin in May 2025 and consist of three phases. Southbound traffic between Delaware and US-33 will be shut down for 400 days. Northbound traffic will be subject to daily, nighttime, weekend detours as needed. The published detours in the Tribune were meant for local traffic, not through-traffic.
- 2) Tornado sirens to be installed in March - one at the Township hall and a second at the First Energy site at Jerome Road & Watkins Road. Trustees met in a special session last night to review and sign the contract with First Energy to allow the construction to begin.
- 3) Trustee Dave Long is working to digitize the cemetery deed and headstone information. All information will be searchable online.
- 4) Trustees are searching for a new mowing contractor. The request for proposal has been posted to the website and sent to potential vendors that had expressed interest previously.

ZONING ADMINISTRATOR REPORT: Joni Orders will forward the January ZA Report to members.

UNFINISHED BUSINESS:

- Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3
 - Zoning Permits – No existing complaints nor violations add to 4010 (4360)
 - CUP modification request of a supplemental condition (new sign, etc.)
- Chapter 6 – District Regulations
 - Accessory Buildings – Only B2 details, *Shipping containers (new 07/2024)*
 - Maximum building heights in Business & Manufacturing districts
 - Permitted & Conditional Uses in U-1, R-1 & B1 with enhanced definitions in Chapter 20
 - Quasi-Public / Commercial Recreation
- Chapter 5 – Supplementary District Regulations
 - Setback definitions – *Quick Reference Guide and/or add illustrations*
 - *Setback (x2 / x3) buffering requirements for new development abutting existing U-1 or R-1*
 - *Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form)*
- Chapter 7 – Planned Unit District Reformatting / Consolidation - Jim Lawrenz
- Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42 – *Draft 13*
- Chapter 15 Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)

NEW BUSINESS:

- Shipping containers - agricultural use / temporary / shed less than 200 sq ft / residential accessory
- Chapter 10 - Decks / Porches - In the update of Chapter 10 it was noted that other townships have sections within their resolutions regarding these structures but reference is missing from Millcreek so it would be worthwhile to have a discussion about this.
- EQ Review - Deforestation / demolition of buildings / ask for total # of the mining area under permit (worked acres / already rezoned &/or in preparation / remaining unzoned) - These questions and comments have been discussed during the past rezoning hearings and were added to discussion points.
- Speaker series topics / suggested speakers - After Comp Plan update process completes, all agreed the idea of scheduling speakers on topics related to goals within the Comp Plan would be a good idea.

NEXT MEETING: Tuesday, March 18, 2025, at 7:00 pm

ADJOURN:

Eryn Staats moved to adjourn. Kevin Bryant seconded the motion. Meeting adjourned 8:36 pm.

Prepared By: _____
Joni Orders, Meeting Clerk Date

Accepted By: _____
Joni Orders, Chair / Kevin Bryant, Vice Chair Date