

## Millcreek Township Zoning Commission

### Organizational Meeting Minutes

Tuesday, March 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 Maryann Sweeney

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

**TRUSTEE PRESENT:** Keith Conroy

**CITIZENS / INVITED GUESTS:** Joanne Rausch Aaron Schultz

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

1. **Public Meeting & Hearing Rules:** Members reviewed the 2024 rules and suggested a few minor changes and clarifications including changing the public comment portion time limit for additional speaking time to be granted from 90 minutes down to 60 minutes. Maryann Sweeney moved to accept the changes and approve the ground rules. Kevin Bryant seconded the motion. All voted in favor of the motion.

### **MINUTES ACCEPTANCE:**

**02/18/2025 Regular Meeting** - Kevin Bryant moved to accept the draft of the Regular Meeting minutes. Maryann Sweeney 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) Tornado sirens to be installed this month - one at the Township hall and a second at the First Energy site at Jerome Road & Watkins Road.
- 2) Trustees are searching for a new mowing contractor. The request for proposal was posted to the website and sent to potential vendors that had expressed interest previously. Several proposals received and Trustees will meet in a special session to interview applicants.
- 3) Mr. Jeremy Hoyt of City of Marysville attended the Trustee meeting to notify the Township that the City had purchased over 80 acres of land on Brown & Hinton Mill Roads for a possible site of a water treatment facility. He understands the land is not currently zoned to approve such a use and stated the timeline for the City's existing facility took 10-15 years.

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

**Comprehensive Plan Update & Revision:**

Bailey Morlan with Planning Next, consultant for the review of the Comprehensive Plan / ZR compatibility was not present however, members reviewed the draft document for final tweaks, corrections and understanding. There were a few small corrections that Joni Orders will ensure are communicated to Bailey. The overview of updated goals for each chapter are included as an attachment to the minutes.

**Action Items:**

- 1) By 3/22/2025 - Joni will coordinate with Bailey to ensure all final comments and corrections are incorporated to the final draft plan. Any member that has found something in his/her independent review should communicate to Joni Orders by the day prior. Joni will inform others on Bailey's availability to turn around and ensure distribution.
- 2) Joni Orders will prepare a summary of the "why" and some high points in the process for publication to the website and as a sort of content summary for anyone reviewing the plan. The handout should be a helpful guide.
- 3) Keith Conroy will work on a postcard mailing that includes a link / QR code / address for review of the draft plan.
- 4) Maryann Sweeney moved to host a public meeting in an open house format on Tuesday 04/29/2025 to review the draft plan and receive feedback from the public. Kevin Bryant seconded the motion. All voted in favor of the motion

**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 07/24), Sheds less than 200 sf*
  - 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: Tabled to April meeting**

- 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, April 15, 2025, at 7:00 pm

**ADJOURN:**

Maryann Sweeney moved to adjourn. Kevin Bryant seconded the motion. Meeting adjourned 8:56 pm.

Prepared By: \_\_\_\_\_  
Joni Orders, Meeting Clerk Date

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