

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, December 16, 2025

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:41 pm

ROLL CALL: The Clerk called the roll of members.

PRESENT: Joni Orders Kevin Bryant Eryn Staats Maryann Sweeney

ABSENT: Jim Lawrenz Tim Belmonte Freeman Troyer

TRUSTEE PRESENT: Keith Conroy

CITIZENS / INVITED GUESTS:

MINUTES ACCEPTANCE:

09/23/2025 Regular Meeting - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of acceptance.

10/21/2025 Public Hearing re: Chapter 4 Administration & Enforcement - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of acceptance.

10/21/2025 Regular Meeting - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of acceptance.

09/10/2025 Public Hearing re: Comprehensive Plan - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of acceptance.

Clarify 09/23/2025 Public Hearing re: Comprehensive Plan (final continued) were previously accepted

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

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

Trustees covered several matters at the December meeting, accepted resignation of Zoning Commission member, Tim Belmonte and will seek replacement for alternate member and approved engagement of LUC to assist in finishing the Zoning Resolution rewrite and update in hopes of making faster progress while drawing on the expertise they provide.

Trustees approved a moratorium on data centers to allow the Zoning Commission one year to study the situation and explore options. The 33 Corridor Committee is also studying the matter.

ZONING ADMINISTRATOR REPORT: Ron Todd was not present to discuss his work over the last month, report, once received will be forwarded to members for review

UNFINISHED BUSINESS:

- Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – *Revision 5 public (continued) hearing held prior to regular meeting. Adopted LUC recommended edits and final wording checks with Union County PA and final reformatting to a Revision 6. Recommendation will be presented to Trustees at a public hearing they have planned for January 5, 2026 7:00 pm*
- Chapter 5 – Supplementary District Regulations - **Tabled to 2026**
 - Setback definitions – *Quick Reference Guide and/or add illustrations*
 - Setback (x2 / x3) buffering requirements for new development abutting existing U-1 or R-1 - **will obtain some draft language to review.**
 - Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form for complaints) - **will obtain some draft language to review**
- Chapter 6 – District Regulations - **Tabled to 2026**
 - 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 6 - District Regulations / EQ District - Deforestation / demolition of buildings / ask for total number of acres under permit (other questions from past rezoning hearings that need to be added)
- Chapter 7 – Planned Unit District Reformatting / Consolidation - Jim Lawrenz
 - Ensure setbacks and buffers for any PUD against standard zoning districts is sufficient.
- **Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42 – Draft 13 - Members reviewed the recommended changes discussed earlier in 2025 and following feedback from Public Meetings held in June and November 2024. Need to seek guidance on setbacks for US 33 / 42 - is 30 / 20 / 50 too small? Ensure post cards are mailed to property owners within the proposed overlay area. Eryn Staats moved to implement changes into a final draft 14 for public hearing on January 22, 2026 at 7:00 pm in the Millcreek Township Hall, pending hall availability and submission to the LUC for review. Maryann Sweeney seconded the motion. All voted in favor.**
- Chapter 15 Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)
- Speaker series

NEW BUSINESS: None

NEXT MEETING: Eryn Staats moved to hold an Organizational meeting on Thursday 01/22/2026 7:00 pm immediately following the public hearing on Innovation Corridor Overlay Zoning. Maryann Sweeney seconded the motion and all voted in favor. Joni Orders will ensure the public notices are published.

ADJOURN: Eryn Staats moved to adjourn. Kevin Bryant seconded the motion. The meeting adjourned at 8:53 pm.

Prepared By: _____
Joni Orders, Meeting Clerk Date

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