

Millcreek Township Zoning Commission

Public Hearing Minutes

Thursday, January 22, 2026

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

CALL TO ORDER: Joni Orders called the hearing back to order at 7:05 pm

ROLL CALL: The Clerk called the roll of members.

PRESENT: Joni Orders Kevin Bryant Eryn Staats

ABSENT: Jim Lawrenz Freeman Troyer Maryann Sweeney

TRUSTEE PRESENT: Keith Conroy

CITIZENS PRESENT: Chris Winkle Chris Pike Carson Ochabauer Lee Mayes

INVITED GUESTS: Brad Bodenmiller, LUC Joseph Grove, LUC

Reading of Public Notice - The original notice of the public hearing notice appeared in the Marysville Journal Tribune and on the Millcreek Township website. Additionally, notices were mailed to affected property owners. The Millcreek Township Zoning Commission will hold a public hearing on Thursday, January 22, 2026 at 7:00 pm. The purpose of the public hearing is to review the draft language to **Chapter 8 of the Zoning Resolution - Innovation Corridor Overlay District**. The hearing is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040. Details and draft language are available to review at the Marysville Public Library and posted on the Township website at: <http://www.millcreektwpohio.us>

The administrative rules for public hearings and meetings approved 01/03/2025 are in effect.

Presentation of Hearing Item(s) and LUC Recommendation by the Zoning Administrator
Ms. Orders used the presentation from November, 2023 as a refresher to what the Innovation Corridor language is and origins. The language is meant to bring the Zoning Resolution in congruence with the Land Use Growth Plan and allow land owners a zoning option that would overlay the existing zoning district, either U-1 or B-2 depending on the location within the township. After the presentation there will be an opportunity for the public to ask questions and/or comment. Subsequently, the draft language will be discussed along with the recommendation of the LUC Executive Committee. Brad Bodenmiller and Joseph Grove of the LUC are in attendance to discuss the specific LUC recommendations from the 1/08/2026 LUC Executive and subcommittee meetings.

Citizen Comments -

Question from the public asked if the overlay follows property lines or some stated / unstated dimension. The maps of Figures 8.01 for ICOD-33 (follow basic property lines of parcels adjoining or abutting US-33 / Industrial Parkway and 8.02 for ICOD-42 (follows the current B-2 zoning district).

What are “East Planning Area” and “West Planning Area”? These are references to the Land Use Growth Plan that is available for review on the township website. During the discussion it was noted that Millcreek Township recently made an update to the Land Use Growth Plan and consolidated Planning Areas from four to three and we will confirm appropriately annotated within this Chapter.

Zoning Commission Comment & Discussion -

The items from the initial staff report and recommendation were discussed line by line against the redline version of the draft #15.

On questions regarding specific questions from the public, members discussed the following items:

- 1) The maps provided with the draft text were drawn for US-42 along the existing B-2 zoning district rather than a specific measurement of distance off the highway, like along US-33 which is 500 to 1000 feet depending on the parcel lines. After discussions, members recommended leaving the option for property owners to request expansion of the overlay district if development circumstances arise that would warrant or to request rezoning to another planned district or other district as the situation warrants.
- 2) In Section 8024, Figures 8.04 and 8.05 - Minimum Lot Width, the charts reference “Per Union County Engineer”; however, the County Engineer does not have minimum lot widths published which could create confusion. The draft language from 04/2019 originally suggested 200 feet as a minimum. Members discussed this was likely an oversight during the multiple drafts and discussions and agreed this will be inserted back into the draft language as a 200 foot minimum.
- 3) Section 8024, Figures 8.04 and 8.05 - Setbacks, Principal Buildings or Structures for side and rear yard within 500 feet of a residential use - this is set to 50 feet but accessory uses, per 8022 language limits setback for accessory use to 100 feet from any residential use. This could be problematic as the principal building or structure would likely be the larger more intensive building. It was discussed that the numbers were likely meant to be flipped with 100 feet for a principal structure or building and 50 feet for accessory building.
- 4) Sign language within the Innovation Corridor Overlay District may be in conflict with Chapter 11, Signs of the existing Zoning Resolution per LUC review and recommendation. The referencing may inadvertently cause conflict between chapters of the resolution. The LUC praised the existing Millcreek Township sign language and recommended a possible restatement or reformatting of the language to ensure the most thorough, efficient and consistent draft is reviewed by the Trustees. Mr. Grove will rework the formatting and send it through to the Trustees. Since this is a reformatting item only, the Zoning Commission members agreed that this was the most efficient manner to advance the language. Eryn Staats moved to accept the reformatting changes and ensure that the final version for Trustee hearing includes this reformatting. Kevin Bryant seconded the motion. All voted in favor.

Members decided to use the term Innovation Corridor Overlay District and ICOD-33 / ICOD-42 consistently throughout the Chapter as recommended by the LUC to use only one term and sequence of words.

Eryn Staats moved to accept and include the recommended changes of the LUC in the official recommendation as discussed tonight into the draft language. Kevin Bryant seconded the motion. All voted in favor.

Zoning Commission Hearing Item(s) Recommendation & Motion

Eryn Staats moved to accept the LUC advised modifications and other phrasing, grammatical and restatement changes and now can RECOMMEND WITH MODIFICATION, addition the Chapter 8: Innovation Corridor Overlay District of the Zoning Resolution to the Millcreek Township Trustees with the minor modifications discussed tonight. Kevin Bryant seconded the motion. All voted in favor.

Joni Orders will present the matter to the Trustees at their scheduled public hearing on Monday 02/02/2026 at 7:00 pm.

Joni Orders announced the hearing to be adjourned at 8:39 pm.

Prepared By: _____
Kevin Bryant, Zoning Administrator Date

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