

Millcreek Township Zoning Commission

Regular Meeting Minutes

Thursday, January 22, 2026

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

CALL TO ORDER: Joni Orders called the meeting to order at 8:43 pm

ROLL CALL: The Clerk noted all members from the public hearing roll call of members were present

PRESENT: Joni Orders Kevin Bryant Eryn Staats

ABSENT: Jim Lawrenz Freeman Troyer Maryann Sweeney

TRUSTEES / ZONING ADMINISTRATOR PRESENT: Keith Conroy Ron Todd

CITIZENS / INVITED GUESTS: Brad Bodenmiller, LUC

ORGANIZATIONAL ITEMS

- Nomination of Chair & Vice Chair - Eryn Staats moved to nominate Joni Orders to be 2026 Chair and Kevin Bryant to be 2026 Vice Chair. Kevin Bryant seconded the motion. Both members accepted the nominations. All voted in favor.
- Schedule regular meeting dates for 2026 - Eryn Staats moved to hold the 2026 regular meetings of the Zoning Commission to be the 3rd Tuesday of each month at 7:00 pm in the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor of the motion. Mr. Todd will ensure the public notice is posted.
- Establish meeting quorum and Adoption Robert’s Rules of Order - Eryn Staats moved to set the meeting quorum for 2026 to be a combination of three members and alternates and to adopt the use of the Robert’s Rules of Order for all meetings’ format. Kevin Bryant seconded the motion. All voted in favor.
- Millcreek Township Administrative Rules for Public Meetings & Hearings - Eryn Staats moved to accept the 2025 Administrative Rules without amendment for 2026. Kevin Bryant seconded the motion. All voted in favor.

MINUTES ACCEPTANCE:

12/16/2025 Regular Meeting - Eryn Staats moved to accept the minutes as presented. Kevin Bryant seconded the motion. All voted in favor of acceptance.

12/16/2025 Public Hearing re: Chapter 4 Administration & Enforcement - Eryn Staats moved to accept the minutes as presented. Kevin Bryant seconded the motion. All voted in favor of acceptance.

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

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

Trustees appointed former Zoning Commission member and long-time Trustee, Bill Lynch as Alternate Member.

Trustees will be working toward the installation of a Columbarium, a structure to hold cremains, at the Millcreek Township Cemetery to maximize use of available land and in response to rising use of alternative final arrangements.

ZONING ADMINISTRATOR REPORT: Ron Todd was present to discuss his work over the last month including information received from Mossy Oak Properties regarding land for auction on 2/14/2026 including 3 parcels within Millcreek Township while the other 12 parcels in this package are in neighboring Dover Township.

Ron noted that work continues on zoning enforcement of outstanding issue properties along Watkins and Bell Roads.

UNFINISHED BUSINESS:

- Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances, Rev 5 - *Trustees approved public hearing on January 5, 2026 7:00 pm*
- Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42 – Draft 15 - *The public hearing was conducted earlier this evening. The LUC recommended modifications were accepted and included into the draft language which will be advanced to the Trustees at their next regular meeting on Monday February 2, 2026.*
- *Remaining Zoning Resolution review items from previous unfinished business will be rolled into a timeline coordinated and led by the team at LUC which the Trustees have contracted with to aid the Zoning Commission in the systematic review of the Zoning Resolution. Brad Bodenmiller, Director of the Logan Union Champaign Regional Planning Commission was in attendance to discuss the process with members. Brad Bodenmiller or Aaron Smith will be in attendance at the February meeting to begin work.*

NEW BUSINESS: None

NEXT MEETING: Ms. Orders announced the next regular meeting as Tuesday February 17, 2026 7pm

ADJOURN: Eryn Staats moved to adjourn. Kevin Bryant seconded the motion. The meeting adjourned at 9:40 pm.

Prepared By: _____
Ron Todd, Zoning Administrator Date

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