

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, March 17, 2015 @ 7:00 p.m.

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

LEGAL NOTICE(S): The Millcreek Township Zoning Commission will hold regular business meetings on the third Tuesday of each month for 2015. The meeting dates are as follows: 3/17/15, 4/21/15, 5/19/15, 6/16/15, 7/21/15, 8/18/15, 9/15/15, 10/20/15. 11/17/15 and 12/15/15. All meetings begin at 7:00 p.m. and are held at the Millcreek Township Hall, located at 10420 Watkins Road, Marysville, Ohio 43040. The public is invited to attend.

CALL TO ORDER: Meeting called to order by Zoning Commission Chair Joni Orders at 7:10 p.m.

ROLL CALL: Chair Joni Orders called the roll of members present.

Zoning Commission Present: Joni Orders, *Chair*
Kevin Bryant, *Vice Chair*
Freeman Troyer
Eryn Staats

Absent Members: Jim Lawrenz
Greg Wisniewski

Others Present: Phil Honsey, Zoning Administrator
Keith Conroy, Township Trustee
Bill Jordan, Township Trustee
Gavin Waggoner, citizen

MINUTES REVIEW & APPROVAL: Chair Joni Orders presented draft minutes for the Zoning Commission regular meeting of February 19, 2015.

Kevin Bryant made a motion to approve the meeting minutes of February 19, 2015. Freeman Troyer seconded the motion. All voted in favor. The motion carried.

CITIZENS' COMMENTS: The Chair recognized Matt Gleason, of 14015 State Road. Mr. Gleason indicated he had spoken with Zoning Administrator Phil Honsey and had arranged to meet with him following the Zoning Commission meeting.

TRUSTEES' COMMENTS: Keith Conroy and Bill Jordan reported on the kickoff meeting held Monday, March 9 with Burton Planning Services, LLC, the consultant retained by ODOT and the Township for the US 42 Access Management Study. Mr. Conroy noted that ODOT's focus was the US 42 Corridor between I-70 and Delaware, and the Township had contracted for a more localized study along the Millcreek and adjacent sections of the corridor. The effort is to avoid the congestion that exists on US 23 in Southern Delaware County as growth and additional access points have proliferated. Burton will hold a public meeting in the summer, with recommendations due in the fall.

Mr. Conroy said the study is intended to be used as a guidance for the Zoning Commission to provide sound
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reasons for future planning, zoning and related actions. Mr. Conroy explained that Trustees had sent a letter to ODOT requesting more restrictive controls on right in/right out access approvals on U.S. 42. He said ODOT acknowledged receipt of the letter.

Mr. Jordan elaborated that the consultant's evaluations will reach in to the feeder roads connecting to US 42 in the township, and integrate the multi-use trail planning, including bike routes, and related work. He commented the plan could be used by the Zoning Commission as leverage to have the proper configuration of secondary roads improved by developers.

ZONING ADMINISTRATOR REPORT / COMMENTS: Mr. Conroy introduced Phil Honsey as the recently hired Zoning Administrator. Mr. Honsey indicated he was pleased to have the opportunity to work together with the Commission, Trustees and citizens.

NEW MEMBER WELCOME: Chairperson Orders welcomed Eryn Staats to the Zoning Commission and explained the Zoning Code, Comprehensive Plan, with updates, and related materials can be accessed on-line, and a hard copy of the code can be provided as well, if Eryn would like.

OLD BUSINESS: Chairperson Orders explained the process that has been used in recent years to review sections of the zoning code. Typically, the Zoning Administrator would bring code wording issues that were viewed as problematic to the attention of the Commission. She indicated the work to date had brought the commission to the Fence requirements, Section 13600 of the code. She asked Mr. Honsey to review the fence section and provide any thoughts he may have. Mr. Honsey cautioned that he did not yet have a history administering this particular code, but much of the code language is standard to Central Ohio local government zoning texts, and he would provide some comments at the next meeting. The Commission also noted that code sections dealing with pools, billboards and a few other areas may be ripe for review. Chairperson Orders explained that before new code wording would be acted upon by the Township, the office of the County Prosecutor would be invited to attend a work session to review the legal language.

NEW BUSINESS: None

NEXT MONTHLY MEETING: Joni Orders announced the next regular meeting will be Tuesday, April 21, 2015 at 7:00 p.m. at the Township Hall.

ADJOURNMENT: Kevin Bryant made a motion to adjourn the regular meeting. Eryn Staats seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 8:11 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

ATTEST:

APPROVED:

Joni Orders, Zoning Commission Chair

Date
