

MILLCREEK TOWNSHIP ZONING COMMISSION

REGULAR MEETING MINUTES

DATE & TIME: Tuesday, July 21, 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, 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 7:00 p.m.

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

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

Absent Members: Freeman Troyer
Jim Lawrenz
Greg Wisniewski

Others Present: Phil Honsey, Zoning Administrator
Bill Lynch, Millcreek Township Trustee
Keith Conroy, Millcreek Township Trustee

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

Kevin Bryant made a motion to approve the meeting minutes of May 19, 2015. Eryn Staats seconded the motion. All voted in favor. The motion carried.

CITIZENS' COMMENTS: None

TRUSTEES' COMMENTS: Mr. Conroy indicated an update on the US 42 study would be forthcoming in late summer or early fall.

Mr. Conroy noted the Township Trustees have had good meetings with Marysville on a Joint Economic Development District (JEDD). (A JEDD, if adopted, could provide property with city services for future commercial and industrial development, without annexation. It would also provide for sharing of income tax revenues between Marysville and the Township). The County prosecutor and township attorneys have been given copies of the draft and have been asked to review and comment.

Mr. Lynch asked the Township Zoning Administrator to also read the latest version of the JEDD agreement.

At the August 3, 2015 regular meeting, the Trustees plan to set a date for a public meeting to inform and take questions from citizens on the proposed JEDD agreement.

Mr. Lynch and Mr. Conroy described the monthly U.S. 33 Corridor meetings being informally held between Dublin, Jerome Township, Millcreek Township and Marysville, with the intent of giving each other a “heads up” regarding development issues.

Mr. Conroy handed out a plan for the proposed Jaquemin Farms development, (see attached .pdf) which is currently being reviewed by Jerome Township. Mr. Lynch and Mr. Conroy noted that the proposal lacked green space, as submitted, and could create substantial negative off site traffic impacts. They indicated that such proposals should be reviewed by townships in concert with County and other jurisdictions to address the multi-jurisdictional impacts. Mr. Conroy asked the Millcreek Township Zoning Commission to review the present township zoning resolution and ask the question – “can this happen here?” They asked that the commission take a look at the language and “have every safeguard we can have.”

ZONING ADMINISTRATOR REPORT / COMMENTS: The Zoning Administrator provided an update of zoning enforcement and permit activities during the past month, and described the results of the court mandated annual review and follow up activity regarding the property at 12140 Watkins Rd. The property on the north side of US 42 east of Evolution Ag (apparent residential “camping”) and the RV’s on Bell south of Harriot were also discussed, with the Zoning Administrator indicating he would conduct additional inspections.

OLD BUSINESS:

Zoning Text Wording Discussions:

Billboards: The Township’s limited ability to control billboards in industrial zones, given case law, was discussed. No immediate action items were identified, but the Zoning Administrator will continue to research.

Calculating Lot Width and frontage: Substantial time was spent reviewing zoning text wording and evaluating the means and methods of calculating various lot widths and frontages. Currently, one has to “jump around” between several sections in the code to find the applicable information. The intent to provide for reduced frontages for combined drives versus the actual ability to create a meaningful lot shape was discussed. The importance of lot width at the “building line” was demonstrated. The Zoning Administrator will provide some suggested tweaks in the wording to separate lot width from lot frontage issues and make the calculations more user friendly.

Zoning Permit Wording: Substantive changes in use that do not involve structures were briefly discussed by the Zoning Commission. Examples such as the shooting range and the long standing litigation over the uses at 12140 Watkins Rd. were cited as examples. There was agreement only substantive changes in use are of concern. A concise overview of change in use issues as they relate to the current zoning permit wording will be provided to the Zoning Commission for potential future discussion.

NEW BUSINESS: None

NEXT MONTHLY MEETING: Joni Orders announced the next regular meeting will be Tuesday, August 18, 2015 at 7:00 p.m. at the Township Hall. The Zoning Commission will continue discussion of general issues related to zoning resolution text wording.

ADJOURNMENT: *Eryn Staats made a motion to adjourn the regular meeting. Kevin Bryant seconded the motion. All voted in favor of the motion and the motion carried.* Joni Orders announced the meeting to be adjourned at approximately 8:41 p.m.

PREPARED BY:

Phil Honsey, Zoning Administrator

ATTEST:

Joni Orders, Zoning Commission Chair

APPROVED:

Date
