

MILLCREEK TOWNSHIP NON-RESIDENTIAL ZONING PERMIT

PERMIT No.: _____

P.O. BOX 157, OSTRANDER, OHIO 43061 | 937.644.3449 | WWW.MILLCREEKTPWOHIO.US

TYPE: ☐ NEW CONSTRUCTION (See Fee Schedule)☐ ADDITION/ALTERATIONS (See Fee Schedule)☐ COMMUNICATION TOWER & SIMILAR STRUCTURE (See Fee Schedule) ☐ PERMIT REVISION (See Fee Schedule)

PROPERTY OWNER(S): _____ MAILING ADDRESS: _____

DEVELOPER/CONTRACTOR: _____ PHONE: _____

PRIMARY CONTACT: _____ PHONE: _____

ADDRESS: _____ EMAIL: _____

PROPERTY ADDRESS: _____

SUBDIVISION NAME (IF APPLICABLE): _____ LOT NUMBER(S): _____ LOT SIZE (ACRES): _____

ZONING DISTRICT(S): ☐ U-1 ☐ R-1 ☐ B-1 ☐ M-1 ☐ PRD ☐ PCD ☐ PID ☐ OTHER: _____

DESCRIPTION OF IMPROVEMENTS (WITH PROPOSED DIMENSIONS): _____

SETBACKS FROM PROPERTY LINES: FRONT (ROW): _____ FT., REAR: _____ FT., RIGHT SIDE: _____ FT., LEFT SIDE: _____ FT.

PARKING SPACES: _____ BUILDING COVERAGE (%): _____ HEIGHT (FEET): _____

SUBMISSION REQUIREMENTS:

- ☐ SITE PLAN - DRAWN TO SCALE INDICATING THE SIZE & LOCATION OF ALL EXISTING & PROPOSED BUILDINGS AND IMPROVEMENTS.
- ☐ UNION SOIL & WATER CONSERVATION DISTRICT RECOMMENDATION (NEW BUILDS): 937-642-5871 x104
- ☐ APPLICATION FEE (AMOUNT LISTED BY TYPE): CASH OR CHECK PAYABLE TO "MILLCREEK TOWNSHIP"

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND FURTHER AGREE THE IMPROVEMENT(S) WILL COMPLY WITH PROVISIONS OF THE MILLCREEK TOWNSHIP ZONING RESOLUTION.

SIGNATURE OF OWNER(S)/AGENT _____

OWNER(S)/AGENT'S NAME PRINTED OR TYPED _____

DATE OF APPLICATION _____

DATE RECEIVED: _____ PAYMENT TYPE: _____ AMOUNT: _____ DATE TO CLERK: _____

THE FOLLOWING ACTION WAS TAKEN UPON REVIEW OF THIS APPLICATION AND DETERMINING OVERALL COMPLIANCE WITH THE MILLCREEK TOWNSHIP ZONING RESOLUTION, IN ACCORDANCE WITH OHIO REVISED CODE SECTION 519.

ACTION: ☐ APPROVED ☐ DENIED

SIGNATURE: _____ DATE: _____

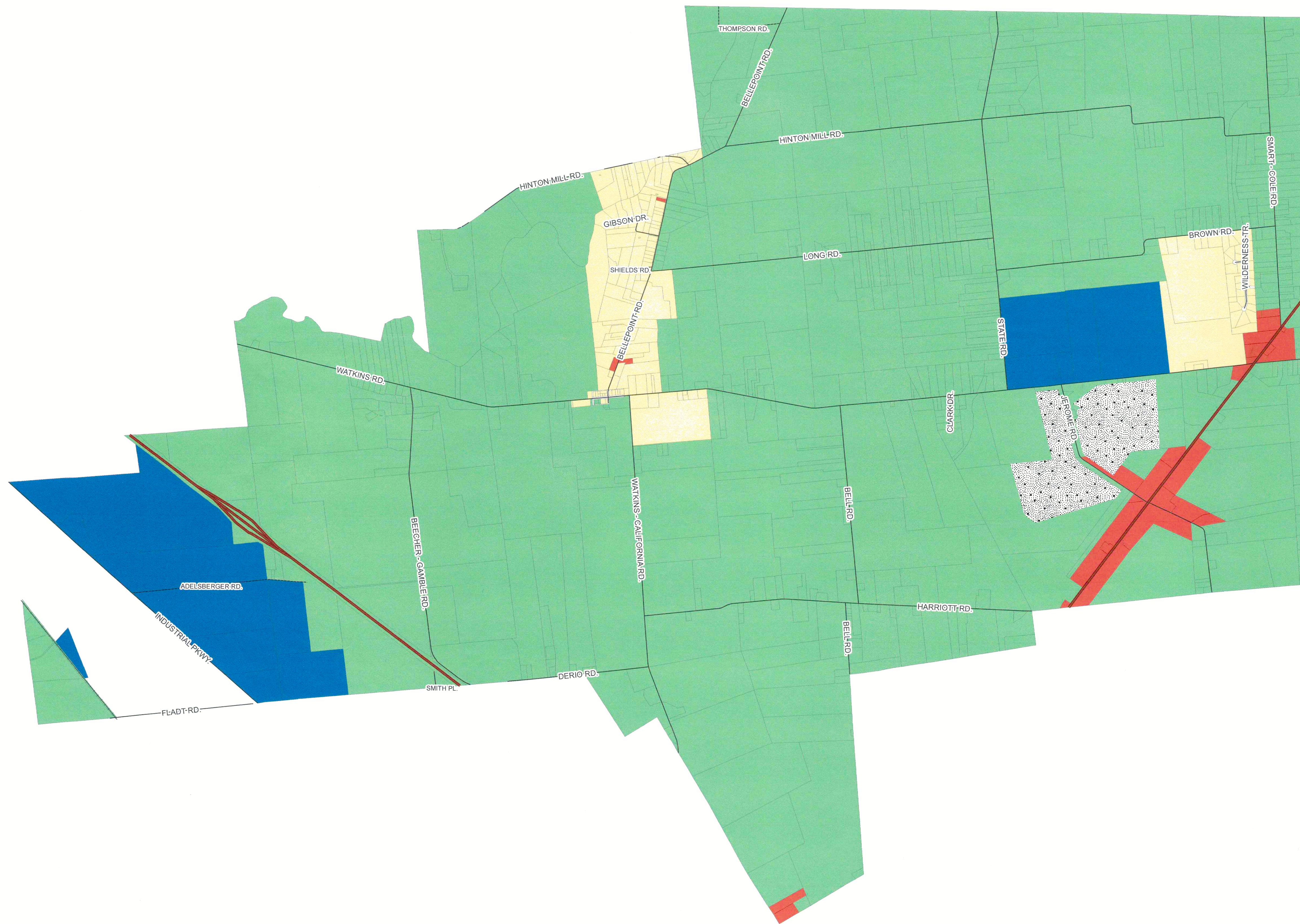
NOTES: _____



**Know what's below.
Call before you dig.**

THE APPLICANT IS RESPONSIBLE FOR MARKING CORNERS OF PROPOSED IMPROVEMENT FOR PRIOR ONSITE INSPECTION AND ENSURING CONTINUED COMPLIANCE WITH THE MILLCREEK TOWNSHIP ZONING RESOLUTION DURING CONSTRUCTION. IF CONSTRUCTION DOES NOT BEGIN WITHIN SIX (6) MONTHS OF THE ISSUANCE DATE OF THIS PERMIT, THIS PERMIT IS NO LONGER VALID. CHANGES TO PLANS MAY REQUIRE A REVISED PERMIT. OTHERWISE, THIS PERMIT IS VALID FOR TWELVE (12) MONTHS.

FORM APPROVED: 06/06/25



Zoning

- U-1
- R-1
- B-2
- M-2
- EQ

Roads

- US Highway
- County Highway
- Township Highway
- Railroad

Pursuant to Section 3030 of the Millcreek Township Zoning Resolution, this is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted 01-04-2023 as part of Resolution number 2324 of the Township of Millcreek, Union County, Ohio.

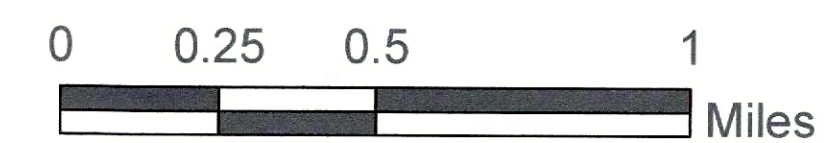
[Signature]
Chair, Board of Trustees

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Board of Trustees

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Board of Trustees

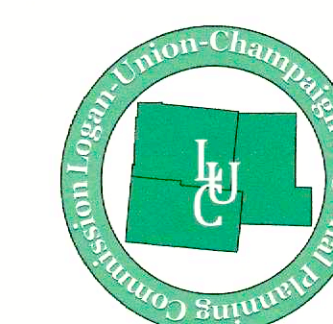
[Signature]
Fiscal Officer

Millcreek Township Union County



Based on Official Zoning Map

Created: 09-2004
Revised: 04-08-2009
Revised: 04-05-2017
Reso #1635
Revised: 06-22-2017
Reso #1709
Revised: 12-03-2021 (ACS)
Reso #2135
Revised: 04-14-2023 (GRD)
Reso #2324



10820 St Rt 347
PO Box 219
East Liberty, OH 43319
Phone (937) 666-3431

This map was prepared by LUC. Zoning information was provided by the Township, the party responsible for the accuracy and maintenance of this map.

PUBLIC HEARING FEES - BOARD OF ZONING APPEALS (BZA)

Application Type	Established Fee
Appeal of decision of Zoning Administrator	\$1,000.00 *
Conditional Use	\$1,000.00 *
Variance	\$600.00 *
Modification of Approved Conditional Use/Variance	\$600.00 ***
Additional BZA meeting fee (Continuance at request of applicant)	\$500.00 *
BZA Transcript Fee	\$50.00 **

PUBLIC HEARING FEES - ZONING COMMISSION

Application Type	Established Fee
Map Amendment - Rezoning to Standard Zoning District	
Application for less than 10 acres	\$750.00 Plus \$100.00/acre *
Application 10 or more acres	\$1,500.00 Plus \$100.00/acre *
Map Amendment - Planned Development District	
Application under 20 acres	\$2,000.00 *
Application 20 acres or more	\$2,000.00 Plus \$100.00/acre *
Change to adopted zoning plan within an approved Planned Development District	\$1,000.00
Final Development Plan Application (Due each phase)	\$1,000.00 Plus \$100.00/acre
Development Plan - Modification Fee	\$1,000.00
Additional Zoning Commission Meeting	\$500.00

* Plus the current cost of a court reporter for the duration of any meeting(s)

** Plus the cost to transcribe the requested transcript (if applicable)

***Need for Court Reporter may be waived at written agreement of BZA or Zoning Commission & Applicant

The applicant or his/her authorized representative must appear at a scheduled BZA / Zoning hearing
If one fails to appear, the applicant will be charged the full original price and must re-apply for a new hearing

Per Ohio Revised Code Section 519.12, the Board of Township Trustees may require that the owner or lessee of property filing an application to amend the zoning resolution pay a fee to defray the cost of advertising, mailing, filing with the county recorder, and other actual expenses such as consultants or advisors. In addition, the Board of Township Trustees can request an applicant to pay any costs incurred in the review of an application including, but not limited to amending the zoning resolution, variances, conditional use permits.

APPLICATION FOR ZONING CERTIFICATE (PERMIT FEES)

NON-RESIDENTIAL

Application Type	Established Fee
New Construction, per building including accessory structures / buildings	\$500.00 Plus \$0.25 per sq. foot
New Construction, Accessory on same application	\$250.00 Plus \$0.25 per sq. foot
Additions / Alterations to existing buildings	\$300.00 Plus \$0.25 per sq. foot
Communication Towers or Similar (New Construction or Expansion of Existing)	\$1,500.00
Communication Towers or Similar (Upgrade) (Upgrade or Modification of existing equipment without expansion)	No charge
Wind Turbines / Small Wind Project 5MW or less	\$ 750.00 per unit
Accessory Solar Energy Systems (Less than 50 MW)	\$750.00
Revision of Approved Non-Residential Permit	\$250.00

SIGN PERMIT / REVIEW

Application Type	Established Fee
Billboards / Off Site Advertising	\$500.00 Plus \$1.00/sq. ft. per side
Permanent Signs (Non-Billboard)	\$300.00 per requested sign
Permanent Signs - Reface	\$150.00 per requested sign
Temporary Sign	\$100.00 per requested sign

ZONING - OFFICIAL FEE SCHEDULE

RESIDENTIAL CONSTRUCTION, SINGLE FAMILY / MULTI-FAMILY

Application Type	Established Fee
New Construction, per dwelling unit	\$500.00
Remodeling / Additions / Alterations	\$250.00 per dwelling unit
Accessory Building /Structure (280 sq ft - 1,000 sq ft)	\$100.00
Accessory Building / Structure(1,001 sq ft and larger)	\$350.00
Deck / Porch Addition / Fence / Pergola	\$100.00
Concrete slab or patio accessory use	\$25.00
Approved Permit Revision	\$50.00
Pond	\$200.00
Swimming Pool, Above Ground	\$100.00
Swimming Pool, Inground	\$200.00
Accessory Solar Energy Systems (Less than 50 MW)	\$100.00
Communication Towers or Similar	\$1,500.00
Wind Turbines / Small Wind Project Less than 5MW	\$ 500.00

MISCELLANEOUS FEES & SERVICES

Miscellaneous Improvement or use for which no specific fee listed which requires review:
Such as generators, fences, changes to parking areas, etc.

Residential	\$100.00
Non-Residential	\$250.00
Returned (NSF) check fee	\$35.00
Zoning Confirmation/Verification on Letterhead (Mortgage/Insurance)	\$150.00

Any approved permit that has expired shall be charged a new full current application fee

Last Revised: 12/02/2024

APPROVED: 01/06/2025

ALL FEES ARE NON-REFUNDABLE AND REQUIRED FOR APPLICATION TO BE CONSIDERED COMPLETE

Make checks payable to: Millcreek Township

zoning@millcreektwpohio.us

Questions and completed applications to Millcreek Township Zoning Administrator

937-644-3449