

## **MILLCREEK TOWNSHIP ZONING COMMISSION**

### **REGULAR MEETING MINUTES**

**DATE & TIME:** Wednesday, June 20, 2012 @ 7:00 p.m.

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

**LEGAL NOTICE(S):** The Millcreek Township Zoning Commission will hold a regular business meeting on the third Wednesday of each month for 2012, except November will be held on the second Wednesday of the month. The meeting dates are as follows: 2/15/12, 3/21/12, 4/18/12, 5/16/12, 6/20/12, 7/18/12, 8/15/12, 9/19/12, 10/17/12, 11/14/12 and 12/19/12. 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 7:02 p.m.

**ROLL CALL:** Zoning Administrator Joe Clase called the roll of members present.

*Zoning Commission Present:* Jocelin Boutet, *Alternate*  
Jim Lawrenz  
Joni Orders  
Freeman Troyer

*Absent Members:* Kenny Coakley, *Alternate*  
Greg Wisniewski

*Others Present:* Joe Clase, *Zoning Administrator*  
Keith Conroy, *Trustee*  
Bill Jordan, *Trustee*  
Bill Lynch, *Trustee*

**MINUTES REVIEW & APPROVAL:** The board reviewed minutes from May 16, 2012. Freeman Troyer made a motion to approve minutes from the May 16, 2012 meeting, as amended. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried.

**CITIZENS' COMMENTS:** None

**TRUSTEES' COMMENTS:** Trustee Bill Lynch stated that Kenny Coakley stated that he will likely be resigning from the Zoning Commission.

Trustee Keith Conroy stated Celerity Networks is still working on lease agreements on tower space to provide high speed internet. They have identified a good cell tower site for the east side of the township, but are still working with the City of Marysville on the water tower on the west side of the township. They may be exploring an option with the Union County Port Authority to publically bid the space to help ensure the city they are not setting a precedence.

**ZONING ADMINISTRATOR REPORT / COMMENTS:** Joe Clase discussed his activities in May 2012.

Joe Clase stated that he has had a conversation with Brad Patridge of Patridge Surveying who indicated he had a client north of Hinton Mill Road on the east side of Smart Cole Road who wanted to split a three (3) acre lot off of an existing farm. He inquired about the board's willingness to consider a rezoning from U-1 to R-1, knowing that it was contrary to the recommendations of the Comprehensive Plan. There wasn't support for considering this proposal at this time, because it was contrary to the plan and would result in "spot zoning." Joe Clase stated that he would relay this to Brad Patridge.

**OLD BUSINESS:** Joe Clase stated that he recently reviewed the signage regulations for the City of Marysville and the Shelly Materials wildlife area and asked the Commission to consider discussing potential amendments in July. The Zoning Commission agreed that this would be a good idea. Joni Orders volunteered to assist. Joe Clase stated that he would meet with Joni Orders, discuss concerns and make a recommendation at the July Zoning Commission Meeting.

Joe Clase asked if there were any topics that the Commission or Trustees would like to see addressed at upcoming meetings. Bill Lynch suggested having the Logan-Union-Champaign Regional Planning Commission and Union County Engineer's Office come to discuss the lot split process in August. Joe Clase stated that he would invite the recommended staff members. Keith Conroy suggested looking at best practices for gas stations.

**NEW BUSINESS:** None.

**NEXT MONTHLY MEETING:** Joni Orders announced the next meeting will be Wednesday, July 18, 2012 at 7:00 p.m. at the Township Hall.

**ADJOURNMENT:** Freeman Troyer made a motion to adjourn the regular meeting. Jocelin Boutet seconded the motion. All voted in favor of the motion and the motion carried. Joni Orders announced the meeting to be adjourned at 7:53 p.m.

PREPARED BY:



Joe Clase, Zoning Administrator

ATTEST:

  
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Joni Orders, Zoning Commission Chair

APPROVED:

7-18-2012

Date