

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, April 15, 2025

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:06 pm

ROLL CALL: The Acting Clerk called the roll of members.

PRESENT: Joni Orders Kevin Bryant Jim Lawrenz
Eryn Staats Ron Todd, ZA

ABSENT: Tim Belmonte Maryann Sweeney Freeman Troyer

TRUSTEE PRESENT: Keith Conroy

CITIZENS / INVITED GUESTS: Joanne Rausch

MINUTES ACCEPTANCE:

03/18/2025 Regular Meeting - Eryn Staats moved to accept the meeting minutes as presented. Kevin Bryant seconded the motion. Jim Lawrenz abstained. Staats, Bryant and Orders voted "Aye".

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

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

- 1) US-42 road work has begun at the intersection of Industrial Parkway. Because 42 is the detour for SR-36 road closure the closing of northbound traffic on SR-42 will likely coincide with the completion of the work on 36 but the Township has not been notified of an official start date. Mr. Conroy has invited the County Engineer to send a representative to the Open House on 4/29/2025 to be available for questions.
- 2) Tornado sirens installed this month - one at the Township hall and a second at the First Energy site at Jerome Road & Watkins Road. The EMA will bring them online in the next few weeks. Regular siren testing will be on Wednesdays at noon unless there is stormy weather at the scheduled time.
- 3) Trustees selected a new mowing contractor and began the new mowing contract as of today.
- 4) Fire Tanker Truck - Mr. Conroy spoke about the recent news regarding Jerome Township Fire Department needing to cancel the contract with the company originally contracted in 2023 for delivery in 2025. Through the fire services agreement, Jerome Township Fire provides coverage to Millcreek Township and a special early renewal allowed the budgeting for this tanker truck purchase. However, the company had twice increased the purchase price with another increase of an unknown amount and would not guarantee a delivery date. With these extenuating factors, Jerome sought alternatives and found a Georgia based company able to supply a truck that would be ready by the end of summer. Jerome Township Trustees were meeting tonight to approve the new contract.

ZONING ADMINISTRATOR REPORT: Ron Todd reported on the following matters:

1. Davisson annual inspection will be 4/28/2025 5:00 pm and a preliminary report to the Trustees in May.
2. Updated Zoning Permit packets were posted to the Township website that include the current zoning fee schedule, zoning form and zoning map to facilitate residents in making the applications.
3. Ron plans to meet with Union County Assistant Prosecuting Attorneys, Thayne & Sam regarding a) Agricultural exemptions and the need for discussions with Union County Health Department to ensure well, septic and drainage tiles are not disrupted. b) ongoing zoning issues at 12590 Bell Road. c) possible unpermitted pond installation at 8823 Long Road. d) Any other zoning issues.

Comprehensive Plan Update & Revision:

Bailey Morlan with Planning Next, provided the outline for the public engagement at the open house on 4/29/2025. Members discussed the flow around the room that evening and assigned committee members to a station to facilitate discussion and ensure that public comments are collected on the topic at hand.

Action Items:

- 1) Confirm and communicate topic assignments to committee members to allow for preparation.
- 2) Joni Orders will prepare a summary of the “why” and some high points in the process for publication to the website and as a sort of content summary for anyone reviewing the plan. The handout should be a helpful guide. There will also be something to write on for the public - it was suggested to be larger than a sticky note.
- 3) Ensure that the zoning map is displayed.

UNFINISHED BUSINESS:

- Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3
 - Zoning Permits – No existing complaints nor violations add to 4010 (4360)
 - CUP modification request of a supplemental condition (new sign, etc.)
- Chapter 6 – District Regulations
 - Accessory Buildings – Only B2 details, *Shipping containers (new 07/24), Sheds less than 200 sf*
 - Maximum building heights in Business & Manufacturing districts
 - Permitted & Conditional Uses in U-1, R-1 & B1 with enhanced definitions in Chapter 20
 - Quasi-Public / Commercial Recreation

- Chapter 5 – Supplementary District Regulations
 - Setback definitions – *Quick Reference Guide and/or add illustrations*
 - *Setback (x2 / x3) buffering requirements for new development abutting existing U-1 or R-1*
 - *Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form)*
- Chapter 6 - EQ District - Deforestation / demolition of buildings / ask for total number of acres under permit (other questions from past rezoning hearings that need to be added)
- Chapter 7 – Planned Unit District Reformatting / Consolidation - Jim Lawrenz
 - Jim suggested exploring ensuring setbacks and buffers for any PUD against standard zoning districts is sufficient.
- Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42 – *Draft 13*
- Chapter 15 Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)
- Speaker series

NEW BUSINESS:

NEXT MEETING: Tuesday, May 20, 2025, at 7:00 pm

ADJOURN:

Jim Lawrenz moved to adjourn. Kevin Bryant seconded the motion. Meeting adjourned 8:19 pm.

Prepared By: _____
 Joni Orders, Meeting Clerk Date

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