

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, May 20, 2025

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:02 pm

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

PRESENT: Joni Orders Kevin Bryant Eryn Staats
Maryann Sweeney

ABSENT: Tim Belmonte Jim Lawrenz Freeman Troyer

TRUSTEE PRESENT: Keith Conroy

CITIZENS / INVITED GUESTS:

MINUTES ACCEPTANCE:

04/15/2025 Regular Meeting - Eryn Staats moved to accept the meeting minutes as presented. Maryann Sweeney seconded the motion. All voted "Aye". Kevin Bryant signed to accept the minutes.

CITIZEN COMMENTS: A citizen complaint regarding a home on Smart Cole Road was reported. A previous home dwelling was to be torn down after completion of a new dwelling on the parcel. Per Auditor records the new home was completed in 2021 and adequate time for demolition has been given. It was asked that the Zoning Administrator review the situation and pursue enforcement of the demolition requirement within the zoning permit. A complaint of tall grass on the north side Watkins Road between Watkins California and Bellepoint roads.

TRUSTEE COMMENT:

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

- 1) Tornado sirens were reportedly brought online by Union County EMA for testing last week. Regular siren testing will be on Wednesdays at noon unless there is stormy weather at the scheduled time.
- 2) It is anticipated the fire tanker truck will be delivered to Jerome Township in July after final customization.

ZONING ADMINISTRATOR REPORT: Ron Todd's most recent report was read into the record.

1. Davisson annual inspection was completed 4/28/2025 5:00 pm and a preliminary report will be presented to the Trustees in June.
2. Ron met with Union County Assistant Prosecuting Attorneys, Thayne & Sam regarding several issues and sent first notifications on multiple zoning violations.

Comprehensive Plan Update & Revision (Planning Next):

Bailey Morlan will meet with Keith Conroy and Joni Orders to discuss and resolve some of the comments noted by the un-official, pre-review by LUC. There were many very good catches including the need for certain citations as well as referencing other growth plans published by other entities such as Union County and LUC.

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.)~~ **Members discussed this would be too complicated to implement without having draft language.**
- 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 - **will obtain some draft language to review in June.***
 - *Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form for complaints) - **will obtain some draft language to review in June to allow for enforcement***
- 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
 - Ensure 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: Eryn Staats moved to change the June meeting from the 17th to Tuesday, June 24, 2025 7:00 pm at the Millcreek Township Hall pending hall availability and advertisement. Kevin Bryant seconded the motion. All voted “Aye”.

NEXT MEETING: Tuesday, June 24, 2025, at 7:00 pm

ADJOURN: Maryann Sweeney 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