

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, June 24, 2025

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:10 pm

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

PRESENT: Joni Orders Kevin Bryant Maryann Sweeney

ABSENT: Tim Belmonte Jim Lawrenz Eryn Staats Freeman Troyer

TOWNSHIP ADMINISTRATION PRESENT: Keith Conroy Ron Todd

CITIZENS / INVITED GUESTS: None

MINUTES ACCEPTANCE:

05/20/2025 Regular Meeting - Maryann Sweeney moved to accept the meeting minutes as presented. Kevin Bryant seconded the motion. All voted "Aye". Kevin Bryant signed to accept the minutes.

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

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

- 1) Southbound US 42 closure starting 07/08/2025
- 2) The Union County Commissioners have approved an updated County-wide Comprehensive Plan

ZONING ADMINISTRATOR REPORT: Ron Todd was present to discuss his work over the last month.

- 1. The Davisson annual inspection report was presented to the Trustees in June and an overview was presented tonight with photos. Overall only a couple of minor items for remedy were addressed.
- 2. Ron has provided to the Union County Recorders' Office all updates to the Zoning Resolution and would ask for a new copy with new Trustee signatures and a new effective date to be issued next time. Mr. Conroy suggested adding this to regular order for the Trustees each February to ensure timely updates.
- 3. Ron is working on tall grass complaints across the township as well as courtesy notices for potential zoning violations on Bell and Watkins Roads. There is a pending demolition order for a home on Smart-Cole Road that the property owner agreed to complete as part of a permit to construct a new home on the parcel.
- 4. There have been increasing inquiries for small solar and accessory buildings.

Comprehensive Plan Update & Revision (Contractor, Planning Next):

Bailey Morlan will prepare the revised final version and Joni Orders will distribute to members for final review and discussion next month on next steps in advancing the committee work to the Trustees.

UNFINISHED BUSINESS:

- Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – Revision 3 - **Members reviewed and commented resulted in Revision 4 to be prepared and distributed for further review next meeting.**
 - Zoning Permits – No existing complaints nor violations add to 4010 (4360)
- Chapter 6 – District Regulations - **TABLED**
 - 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 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) - **TABLED**
- Chapter 5 – Supplementary District Regulations - **TABLED**
 - 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 7 – Planned Unit District Reformatting / Consolidation - Jim Lawrenz - **TABLED**
 - 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*
 - **Minor updates to coincide with the Comprehensive Plan - Draft 14 should be prepared and distributed for review at the next meeting**
- Chapter 10 - Decks / Porches - **TABLED**
- Chapter 15 - Noise & Lighting-definitions/permits/fees/measurements/hours of operation (K Bryant)
- Speaker series - **TABLED**

NEW BUSINESS:

Kevin Bryant asked about township resolutions against engine breaking

NEXT MEETING: Tuesday, July 15, 2025, at 7:00 pm

ADJOURN: Maryann Sweeney moved to adjourn. Kevin Bryant seconded the motion. Joni Orders declared the meeting adjourned at 8:50 pm.

Prepared By: _____
Joni Orders, Meeting Clerk Date

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