

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, August 19, 2025

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:07 pm

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

<u>PRESENT:</u>	Joni Orders	Kevin Bryant	Jim Lawrenz
	Eryn Staats	Maryann Sweeney	

<u>ABSENT:</u>	Tim Belmonte	Freeman Troyer
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TRUSTEE PRESENT: Keith Conroy

<u>CITIZENS / INVITED GUESTS:</u>	Ron Todd, Zoning Administrator	Joanne Rausch
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MINUTES ACCEPTANCE:

06/24/2025 Regular Meeting - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of acceptance.

07/15/2025 Regular Meeting - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of acceptance.

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

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

Trustees continue to communicate resident concerns and complaints regarding roadwork on SR 42 and road closures and enforcement with ODOT, County Engineer and County Sheriff.

The new tanker truck for Jerome Township Fire Department will return to the Trustee's September meeting.

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

1. Many phone calls with residents on Smart Cole Road regarding burning of materials referred to Jerome Township Fire Department to follow-up with the property owner.
2. Ron reported additional discussions with Shelly Materials and representatives plan to attend the October Trustee meeting.

Comprehensive Plan Update & Revision (Planning Next):

The Chair has called a public hearing for Wednesday September 10, 2025 7:00 pm to consider revisions to the Comprehensive Plan. Materials were submitted to the LUC in advance of the August Executive Committee meeting and the matter will be brought up again at the 09/11/2025 Executive Committee meeting and a final recommendation will be made to the Zoning Commission within five days of that meeting. The materials for review have been posted to the Township website and will appear as a public notice in the Marysville Journal Tribune at least 10 days prior to the public hearing. Members should take time to review the draft materials in advance of the public hearing.

UNFINISHED BUSINESS:

- Chapter 4 – Rezoning, hearings, Permits, CUPs & Variances – ***Revision 5 will be distributed to members for review and comment at the September meeting.***
- 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 (per May meeting minutes - tabled to August).***
 - Noxious weeds & tall grass enforcement / Natural grass & wildflowers (online form for complaints) - ***will obtain some draft language to review in June (August)***
- 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 6 - District Regulations / 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: None

NEXT MEETING: Public Hearing Wednesday 09/10/2025 7pm & Regular meeting rescheduled to Tuesday, 09/23/2025, at 7:00 pm

ADJOURN: Jim Lawrenz moved to adjourn. Maryann Sweeney seconded the motion. The meeting adjourned at 8:10 pm.

Prepared By: _____
Joni Orders, Meeting Clerk Date

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