

**Millcreek Township Zoning Commission**

**Regular Meeting Minutes**

**Tuesday, March 17, 2026**

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**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 Clerk called the roll of members.

**PRESENT:** Kevin Bryant                      Jim Lawrenz                      Joni Orders                      Eryn Staats  
Maryann Sweeney                      Bill Lynch

**ABSENT:** Freeman Troyer

**TRUSTEE PRESENT:** Keith Conroy

**CITIZENS / INVITED GUESTS:** Aaron Smith, LUC                      Brad Bodenmiller, LUC                      Tom Frost

**MINUTES ACCEPTANCE:**

**02/17/2026 Regular Meeting** - Minutes were not available for the meeting but will be prepared and distributed in advance of the next meeting.

**CITIZEN COMMENTS:**

**TRUSTEE COMMENT:**

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

- The Columbarium contract has been approved and signed for preliminary work to begin.
- Jeff Stauch, Union County Engineer will attend the Trustee’s May meeting.

**ZONING ADMINISTRATOR REPORT:** Ron Todd was not present to discuss his work over the last month, report, once received will be forwarded to members for review.

**UNFINISHED BUSINESS:**

- *Chapter 8 – Innovation Corridor Overlay Districts @ US-33 & SR-42 – Draft 16 as amended 01/21/2026, accepted draft changes as amended during public hearing 03/05/2026 7:00p.*
- Chapter 5 – Non-Conforming Uses - Revised text from 2/17/2026 ready for future public hearing

**UNFINISHED BUSINESS:** (Continued)

- Chapter 12 - Parking and Storage of Vehicles / Off Street Parking & Loading Facilities
  - Correct renumbering of Sections for continuity and grouping of similar topics
  - Section 12030 - Parking Space Requirements - suggest grouping by use Residential, Retail/Service, Professional/Business, Industrial/Manufacturing, Other Institutional
  - Add Section 12035 - ADA Accessible Parking Space Requirements
  - Correct references in #12040 - Parking & Storage of Commercial Motor Vehicles and Trailers
  - After thorough discussion of each change point within selected sections, Eryn Staats moved to have Aaron Smith incorporate the discussed change points and prepare a final red-line draft for inclusion to a larger scale revision including other chapters at a public hearing date to be determined. Kevin Bryant seconded the motion. The motion passed without objection.
  
- Chapter 6 – District Regulations
  - Section 6132 - U-1 Minimum Lot Width - Strike lesser feet if developed on CAD
    - Add text for classification of roads to be determined by the County Engineer
    - Add text for limit of 80% depth/width ratio for lots containing 10 acres or less in area
  - Section 6137 - U-1 Depth to Width Lot Size ratio - clarify minimum “Depth” and maximum “Depth” for lots containing ten acres or less
  - Section 6232 - R-1 Minimum Lot Width - Strike lesser feet if developed on CAD; same as 6132
  - Section 6237 - R-1 Depth to Width Lot Size Ratio; same as 6137
  - Eryn Staats moved to accept these changes to Chapter 6 as discussed tonight and hold a public hearing at 7:00 pm on Tuesday April 21st, 2026 at the Millcreek Township Hall. Kevin Bryant seconded the motion. All voted in favor.
  
- Chapter 20 – Definitions
  - Add draft model definitions for
    - Battery Energy Storage System
    - Data Center
  - Clarify existing definitions for:
    - Business, Service - add sentence to say “This definition excludes those uses defined separately herein.”
    - Lot Measurements - A) Lot Depth - ...”front and rear most points of the (side - strike) lot (lines in the rear - strike).” Add “When applicable, depth is measured at the street (road) right-of-way line.” immediately following the end of revised sentence. Strike “average” depth in the last sentence of item A.
    - Lot Measurements - B) Lot Width - strike “For lots containing more than ten (10 acres, said lot shall comply with the road frontage requirements.
    - Public Service Facility - grammatical corrections, change sewage disposal plant or pump station to “sewage disposal or pumping plants, and other similar public service structures whether publicly or privately owned, or by a governmental agency, including the furnishing of electrical, gas, rail transport,” strike “sanitary landfills and other similar public service structures or facilities whether publicly or privately owned,” add text “This definition excludes small off-site battery energy storage systems, principal solar energy production facilities, sanitary landfill, wind power projects, and other uses defined separately herein.”
  - Eryn Staats moved to accept these changes to Chapter 6 as discussed tonight and hold a public hearing at 7:00 pm on Tuesday April 21st, 2026 at the Millcreek Township Hall. Maryann Sweeney seconded the motion. All voted in favor.

**UNFINISHED BUSINESS:** (Continued)

- Appendix C – Add new Appendix for Figures related to Off Street Parking - Dimensional Table with samples of parallel, 45/60/90 degree parking spaces

**NEW BUSINESS:**

Due to the late hour and long discussions of unfinished business topics, the following items will be tabled for discussion next month.

- Chapter 14 - Numbering Sequence off
- Sample Figures from neighboring townships for Types of Lots, Lot Terms, Depth to Width Ratio Calculations (3:1) for various lot shapes, Roof Types and Building Height, Basement & Story, Flood Plain Terms
- Quick Reference Guides by Zoning District - Darby Township sample

**NEXT MEETING:** April 21, 2026 7:00 pm Regular Meeting

**ADJOURN:** Eryn Staats moved to adjourn. Kevin Bryant seconded the motion. The meeting adjourned at 9:40 pm.

Prepared By: \_\_\_\_\_  
 Joni Orders, Meeting Clerk Date

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