

Millcreek Township Zoning Commission

Public Hearing Minutes

Tuesday, April 21, 2026

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

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

ROLL CALL: The Clerk called the roll of members.

PRESENT: Joni Orders Kevin Bryant Jim Lawrenz Maryann Sweeney

ABSENT: Eryn Staats Freeman Troyer

TOWNSHIP REPRESENTATIVES PRESENT: Keith Conroy Ron Todd

CITIZENS PRESENT:

INVITED GUESTS: Brad Bodenmiller, LUC

Reading of Public Notice - The original notice of the public hearing notice appeared in the Marysville Journal Tribune and on the Millcreek Township website. The Millcreek Township Zoning Commission will hold a public hearing on Tuesday, April 21, 2026 at 7:00 pm. The purpose of the public hearing is to review **Chapters 6 and 20 of the Zoning Resolution for lot depth to width ratios, definitions and various grammatical and editing corrections.** The hearing is open to the public at the Millcreek Township hall, located at 10420 Watkins Road, Marysville, OH 43040. Details and draft language are available to review at the Marysville Public Library and posted on the Township website at: <http://www.millcreektwpohio.us>

The administrative rules for public hearings and meetings approved 01/03/2025 are in effect.

Presentation of Hearing Item(s) and LUC Recommendation by the Zoning Administrator

Ms. Orders presented the designated sections of Chapters 6 and 20 for review and discussion. After the presentation there will be an opportunity for the public to ask questions and/or comment. Subsequently, the draft language will be discussed along with the recommendation of the LUC Executive Committee. Brad Bodenmiller of the LUC is in attendance to discuss the specific LUC recommendations from the 4/17/2026 LUC Executive and subcommittee meetings.

Citizen Comments -

None

Zoning Commission Comment & Discussion -

The items from the initial staff report and recommendation were discussed line by line against the redline version of the draft chapters.

On questions regarding specific questions from the LUC and Zoning Commission members discussed the following items:

- 1) Proposed text of Section 6137(A), 6237(A), and 6171(A) to read: “No lot shall have a minimum depth which is less than the required minimum lot frontage/width”
- 2) Proposed text of Section 6137(B), 6237(B), 6537(B) and 6761(B) to read: “For lots containing ten (10) acres or less in an area, no lot shall have a depth which is more than three (3) times its width measured at the street or road right-of-way line.”
- 3) Definitions: “Lot Depth” to read: “When applicable, depth is measured at the street or road right-of-way line. For lots containing ten (10) acres or less in area, no lot shall have a depth which is more than three (3) times its width measured at the street or road right-of-way line.”
- 4) Modify the language of proposed section 6537(A) to state that there is no minimum depth, however, all lots must have adequate depth to provide yard space required by the development standards of the B-2 district.”
- 5) Modify the definition of “Data Center” to the following: “An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing associated components related to digital data operations.”
- 6) Remove the proposed last sentence of the definition of “Service Business”, in parallel with recommended changes to Section 2020 - Prohibited Uses.
- 7) Replace the language of Section 2020 with: “Any use not defined by this Resolution shall be prohibited. No specific use which is defined by this Resolution shall be construed as being included within the definition of any other defined use.”

Maryann Sweeney moved to accept and include the recommended changes of the LUC in the official recommendation as discussed tonight into the draft language. Kevin Bryant seconded the motion. All voted in favor.

Zoning Commission Hearing Item(s) Recommendation & Motion

Maryann Sweeney moved to accept the LUC advised modifications and other phrasing, grammatical and restatement changes and now can RECOMMEND WITH MODIFICATION, revisions to Chapter 6: Standard Zoning Districts and Chapter 20: Definitions of the Zoning Resolution to the Millcreek Township Trustees with the minor modifications discussed tonight. Kevin Bryant seconded the motion. All voted in favor.

Joni Orders will present the matter to the Trustees at their scheduled public hearing on Monday 05/04/2026 at 7:00 pm.

Joni Orders announced the hearing to be adjourned at 7:39 pm.

Prepared By: _____

Joni Orders,

Date

Accepted By: _____

Joni Orders, Chair / Kevin Bryant, Vice Chair

Date