

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, April 21, 2026

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:43 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

MINUTES ACCEPTANCE:

01/22/2026 Organizational Meeting - Accepted 2/17/2026 but not signed. Signed copy obtained and submitted.

01/22/2026 Public Hearing re: Chapter 8 Innovation Corridor Overlay District - Accepted 2/17/2026 but not signed. Signed copy obtained and submitted.

02/17/2026 Regular Meeting - Maryann Sweeney moved to accept the minutes as presented. Jim Lawrenz seconded the motion. All voted in favor of the motion.

03/17/2026 Regular Meeting - Jim Lawrenz moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of the motion.

CITIZEN COMMENTS: None

TRUSTEE COMMENT:

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

Jeff Stauch, Union County Engineer will be at the May Trustee meeting.

ZONING ADMINISTRATOR REPORT: Ron Todd was present to discuss his work over the last month. 1) No mention of accessory use structure must be behind the principal structure in U-1 / R-1 but it is in B-2 / M-2. 2) Upcoming annual inspection on Watkins Road. 3) Ron noted that work continues on zoning enforcement of outstanding issue properties along Watkins and Bell Roads.

UNFINISHED BUSINESS:

- Chapters reviewed ready for public hearing in the future
 - Chapter 5 - Non-Conforming Uses
 - Chapter 12 - Off Street Parking & Loading Facilities - Final draft of parking spaces pending - Brad brought a draft tonight reworked by Aaron Smith that is color coded and grouped with like items. Joni Orders asked members to review as homework and bring comments to the next meeting.

- Chapters to review: Schedule / LUC Facilitators - Brad Bodenmiller / Aaron Smith
 - **Ch 6 - Zoning Districts; Add Appendix chart of uses, lot requirements, etc. (May-July)**
 - Ch 7 - Planned Unit Development Districts (2027)
 - Ch 9 - Design Standards
 - Ch 11 - Signs & Advertising
 - **Ch 13 - Landscaping Plans, Fences, Walls and Hedges (Fences - May / August)**
 - Ch 14 - Supplemental District Regulations / Alternative Energy: correct numbering
 - Ch 15 - Noise & Lighting (September)
 - Ch 16 - Adult Entertainment
 - Ch 17 - Flood Plain District Regulations
 - Ch 20 - Definitions

- Speaker series topics / suggested speakers

NEW BUSINESS:

Add to Chapter 6 topics - Transient lodging & hotels, Tax ability of Trustees, Accessory dwelling units (ADU).

NEXT MEETING: Ms. Orders announced the next regular meeting as Tuesday May 19, 2026 7pm

ADJOURN: Maryann Sweeney moved to adjourn. Jim Lawrenz seconded the motion. The meeting adjourned at 8:33 pm.

Prepared By: _____
Joni Orders, Acting Clerk Date

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