

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, May 19, 2026

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:04 pm

ROLL CALL: The Clerk called the roll of members.

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

ABSENT: Kevin Bryant Freeman Troyer

TOWNSHIP REPRESENTATIVES PRESENT: Keith Conroy Ron Todd

CITIZENS PRESENT:

INVITED GUESTS: Aaron Smith, LUC

MINUTES ACCEPTANCE:

04/21/2026 Public Hearing re: Chapter 6 Standard Districts and Chapter 20 Definitions - Eryn Staats moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of the motion.

04/21/2026 Regular Meeting - Eryn Staats 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: 1) Jeff Stauch, Union County Engineer attended the May Trustee meeting. 2) Trustees met with the contractor for the Columbarium at the Township Cemetery and work will begin soon.

ZONING ADMINISTRATOR REPORT: Ron Todd was present to discuss his work over the last month. 1) Davisson annual inspection was completed in April and the report will be presented to Trustees in June. If you want information on it, please email him. 2) Provided a copy of a partial reclamation plan for MA3 from Shelly. Members discussed the illustration and additional detail. Ron will contact the PA office to better understand how the additional questions that the supplied information is able to be collected from the land owner. 3) Ron noted that work continues on zoning enforcement of outstanding issue properties along Watkins and Bell Roads and several inquiries on zoning. He is also working closely with Chris Clapsaddle in the Union County Map Room on lot splits.

UNFINISHED BUSINESS:

- Chapters reviewed ready for public hearing in the future
 - Chapter 5 - Non-Conforming Uses
 - Chapter 12 - Off Street Parking & Loading Facilities - *Members assigned “homework” to review and comment on the color coded / grouped by use required parking space chart. Please send comments and questions to Joni via email and will forward on to Aaron to update the draft.*

- Chapters to review: LUC Facilitator - Aaron Smith
 - Ch 6 - Zoning Districts; Add Appendix chart of uses, lot requirements, etc.: *Aaron Smith provided members with a sample comprehensive chart from archives of 1970 as a useful tool in seeing zoning district standards in one easy chart. LUC has previously used something similar for Liberty Township so can check that resolution for a sample. After obtaining confirmation from members, Aaron will proceed with a draft inserting Millcreek standards. Instead of using an irregular size of paper and very small font, the chart will likely be broken down into 3 separate pages to allow a larger font size to be used and for easier readability. Members also asked to insert a disclaimer on the bottom of each page of the chart to the effect, “for illustrative purposes only and in case of conflict or overlooking updates, the actual text of Chapter 6 supersedes”.*
 - Ch 7 - Planned Unit Development Districts - *While this topic is several months down the line, Aaron asked members to clarify which type of PUD the Township wants to pursue. Currently Millcreek employs the Type A PUD where both the rezoning and final development plan go through recommendation of the Zoning Commission public hearing and then on to Township Trustees for public hearing for final decision. All agreed that more input from the public and elected officials is better so until such time the Township would employ a full time Zoning professional, we will continue with the Type A PUD.*
 - Ch 13 - Landscaping Plans, Fences, Walls and Hedges - *Aaron Smith provided members with the LUC model text language and the current Fence language in the Millcreek Zoning Resolution Chapter 13. He tasked members with homework to read the model text and ask 1) what is missing from model text that we have currently, 2) what if anything do we have in the text that is unneeded / redundant, 3) what is good in our resolution to add to the model text?*

NEW BUSINESS: Due to vacations and the Union County Fair, Jim Lawrenz moved to cancel the July 21, 2026 meeting. Maryann Sweeney seconded the motion. All voted in favor. Joni Orders will ensure advertisement.

NEXT MEETING: Ms. Orders announced the next regular meeting as Tuesday June 16, 2026 7pm

ADJOURN: Maryann Sweeney moved to adjourn. Jim Lawrenz seconded the motion. The meeting adjourned at 8:28 pm.

Prepared By: _____
Joni Orders, Acting Clerk Date

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