

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, June 16, 2026

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 Clerk called the roll of members.

PRESENT: Joni Orders Jim Lawrenz Kevin Bryant

ABSENT: Eryn Staats Maryann Sweeney Bill Lynch Freeman Troyer

TOWNSHIP REPRESENTATIVES PRESENT: Keith Conroy

CITIZENS PRESENT:

INVITED GUESTS:

MINUTES ACCEPTANCE:

05/19/2026 Regular Meeting - Jim Lawrenz moved to accept the minutes as presented. Kevin Bryant 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 not present to discuss his work over the last month but Joni Orders read from the Zoning Administrator May Report and forwarded it to members via email. 1) Davisson annual inspection was completed in April and the report was presented to Trustees in June. If you want information on it, please email him. 2) No new permits were issued in May but Ron reported increased communication with Chris Clapsaddle of the Union County Map Room.

UNFINISHED BUSINESS:

- Chapters reviewed ready for public hearing in the future
 - Chapter 5 - Non-Conforming Uses
 - Chapter 12 - Off Street Parking & Loading Facilities - Joni reminded members of the 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 - *due to unconfirmed quorum, Ms. Orders cancelled the LUC Facilitator’s attendance and instead led the discussion. She will forward questions and comments to Mr. Smith for updating.*
 - Ch 6 - Zoning Districts; Add Appendix chart of uses, lot requirements, etc.: Aaron Smith provided members with a draft chart updated to current Millcreek zoning district standards. The chart is meant to make it easier for an end-user to interpret the standards. It was marked “for illustrative purposes”. Ms. Orders encouraged members to review and send input to her by the end of July so that the August regular meeting discussion can go quickly and allow Mr. Smith to be better prepared in the event of questions.
 - Ch 7 - Planned Unit Development Districts - Aaron Smith provided an email copy of the types of PUDs. Further discussion will continue briefly in August when more members are available to attend and give input.
 - Ch 13 - Landscaping Plans, Fences, Walls and Hedges - Last month 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 the model text that we have currently, & 2) what if anything do we have in the text that is unneeded / redundant. This month members in attendance discussed a draft red-line version of the sections of Chapter 13 pertaining to Fences. One simple addition, members agreed to is the addition of “walls”, “and walls”, etc. to any reference to fences. Further discussion is warranted on suggestions of eliminating references to prohibiting barbed wire and electric fencing in any non-agricultural use.

NEW BUSINESS: Mr. Lawrenz wanted to ensure that a discussion on data centers was not lost on the agenda. Ms. Orders stated that once the LUC model text and any associated information is ready a public meeting to discuss and debate the matter will be held.

NEXT MEETING: Ms. Orders reminded the July meeting was cancelled due to vacations and the Union County Fair. She announced the next regular meeting as Tuesday August 18, 2026 7pm

ADJOURN: Kevin Bryant moved to adjourn. Jim Lawrenz seconded the motion. The meeting adjourned at 8:26 pm

Prepared By: _____
 Joni Orders, Acting Clerk Date

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