

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, August 18, 2026

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: Joni Orders Kevin Bryant Maryann Sweeney

ABSENT: Jim Lawrenz Eryn Staats Bill Lynch Freeman Troyer

TOWNSHIP REPRESENTATIVES PRESENT: Keith Conroy

CITIZENS PRESENT: James Arrasmith, Kathy Arrasmith, Jeffrey Higgins

INVITED GUESTS: Samantha Hobbs, APA Union County Prosecuting Attorney's Office
Aaron Smith, Logan-Union-Champaign County Regional Planning

INVITED GUESTS:

Assistant Prosecuting Attorney for Union County, Samantha Hobbs attended the meeting tonight at the request of the Zoning Commission and by invitation of the Zoning Administrator to address some questions regarding the EQ District in relation to rezoning applications, interpretation of current zoning text and reclamation plan requirements. As the attorney for the township in zoning and related matters, she generously gave her time to Q&A from the Commission and the public.

MINUTES ACCEPTANCE:

06/16/2026 Regular Meeting - Kevin Bryant moved to accept the minutes as presented. Maryann Sweeney seconded the motion. All voted in favor of the motion.

CITIZEN COMMENTS: James Arrasmith, Kathy Arrasmith and Jeffrey Higgins presented questions to the Commission regarding driveway access, land use and easements. A fulsome discussion regarding land use permitted and conditionally permitted within the U-1 zoning district as well as county resources including Soil and Water, LUC, and the Millcreek Township website in addition to attendance at the Zoning Commission and Board of Township Trustees regular monthly meetings.

TRUSTEE COMMENTS: Trustee Conroy updated the Zoning Commission on the following township matters: 1) Representatives from Marysville attended the August Trustee meeting and will return in September to discuss water line installation plans along Watkins Road. 2) The vendor installing the Columbarium at the Township Cemetery is nearing completion and looks very good. 3) Trustees have been dealing with hall maintenance items such as air conditioning, water heaters and other mechanicals as the hall nears its 30th anniversary. 4) Trustees began discussion on a resolution for hotel and lodging tax implementation. Once a final draft of the resolution is prepared, the Trustees will likely adopt this in September or October. This was an action item of the Land Use Growth Plan Update from 2025.

ZONING ADMINISTRATOR REPORT: Ron Todd was present to discuss his work over the last month: 1) Concord Road Concept Plan: Prepared by Faris Planning & Design or a preliminary concept discussion of PUD between Concord and Millcreek townships and Delaware and Union counties. Ron presented those present and left additional copies of these very preliminary stage plans. There would be several hurdles to bridge the different jurisdictions but Ron wanted to make everyone aware of the concept.

UNFINISHED BUSINESS:

- Data Center Discussion - LUC model text and guidance / Subject matter expert panel discussion
- 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:
 - Ch 6 - Zoning Districts; Add Appendix chart of uses, lot requirements, etc.: Aaron Smith provided members with another draft chart updated to current Millcreek zoning district standards. It was marked “for illustrative purposes”. Ms. Orders encouraged members to review and send any further input as the September regular meeting discussion will proceed quickly and allow Mr. Smith to be prepared.
 - Ch 7 - Planned Unit Development Districts - Aaron Smith provided the ORC section 519.021 and a breakdown of the types of PUDs. Joni Orders noted that she had alerted the Trustees of this pending topic and there was no interest stated from the Trustees to pursue a different form than PUD- Type A except where in the Corridor Overlay district we employ Type C.
 - There is no official Type D; however it follows that PUD could be employed in any district as a conditional use. Any applications would go through the BZA and would be subject to administrative appeal and may require variances. No members expressed an interest in pursuing Type D.
 - Aaron mentioned that the LUC has recently assisted the City of Bellefontaine in reviewing planned unit development text and while it is a city code this will aid in the process of reviewing the township text in Millcreek. Some townships do not have text regarding PUDs and others are looking to add it. There was a question from the commission as to who else regularly uses PUD in Union County - Washington Township has the text but has not used, Jerome Township regularly uses Type B as does Marysville.

- Ch 13 - Landscaping Plans, Fences, Walls and Hedges - In May Aaron Smith provided members with the LUC model text language and the current Fence language in the Millcreek Zoning Resolution Chapter 13. Members were tasked 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.
 - For commercial/industrial fencing - there is a health and safety issue especially where such use abuts residential.
 - Need to define the front face of the foremost building
 - Can use percentage opacity rather than dictate “material”
 - In definitions is there not a definition of Wall; several fence related definitions

NEW BUSINESS: None

NEXT MEETING: Ms. Orders announced the next regular meeting as Tuesday September 15, 2026 7pm

ADJOURN: Kevin Bryant moved to adjourn. Maryann Sweeney seconded the motion. The meeting adjourned at 9:16 pm

Prepared By: _____
 Joni Orders, Acting Clerk Date

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