

Millcreek Township Zoning Commission

Regular Meeting Minutes

Tuesday, September 15, 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 Kevin Bryant Jim Lawrenz Maryann Sweeney Bill Lynch

ABSENT: Eryn Staats Freeman Troyer

TOWNSHIP REPRESENTATIVES PRESENT: Keith Conroy

CITIZENS PRESENT: None

INVITED GUESTS: Brad Bodenmiller, Logan-Union-Champaign County Regional Planning

MINUTES ACCEPTANCE:

08/18/2026 Regular Meeting - Marysann Sweeney noted a correction to the next meeting date. Kevin Bryant moved to accept the minutes as amended. Maryann Sweeney seconded the motion. All voted in favor of the motion.

CITIZEN COMMENTS: None

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 not present to discuss his work over the last month: 1) Joni Orders noted that Ron distributed a sample drawing for 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. Joni will share additional copies once Ron can provide more as the additional copies from last month were left in the office and damaged by the water. No other report details were available.

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. A new draft with comments will be distributed by Ms. Orders to all members with proposed consolidation of the schedule and allowances for employees in all types.*
 - *Need from LUC: Appendices or Diagrams / Figures for Chapters 10 & 12 Off Street Parking Dimensions, establishing setbacks, etc.*
- Chapters to review: LUC Facilitator - Brad Bodenmiller was present tonight to discuss the accomplishments to date, the anticipated schedule for the remaining topics and to discuss Planned Developments types for a final time to clear up an existing questions and to ensure understanding on process for the Type A PUD process. *Ms. Orders noted the agenda will be updated accordingly.*
 - Ch 6 - Zoning Districts; Add Appendix chart of uses, lot requirements, etc.: *Aaron Smith provided members with a draft chart on 8/18/2026 updated to current Millcreek zoning district standards. It was marked “for illustrative purposes”. Ms. Orders encouraged members to review and send any further input to the Chair to allow the October regular meeting discussion to proceed quickly and allow Mr. Smith to be prepared.*
 - Ch 7 - Planned Unit Development Districts - *Brad Bodenmiller outlined the ORC section 519.021 and a breakdown of the types of PUDs. He explained the Type A PUD is very prescriptive and may be useful for the first encounters with applications for PUD. The Type B PUD zoning is more individualized for each development as the applicant (developer) writes the zoning associated with the plan. Townships using this type of PUD actually have a separate zoning book for every development. This scenario could be quite cumbersome especially for a township without full time zoning staff. Members expressed our goals within the Land Use Growth Plan for slow and thoughtful development and the Type A is more in line with that goal. Those present reviewed each section in order for the 7200 - Planned Residential Development.*
 - *7202 - Density - may need to consider calculation for schools / public use, etc.; Should specify that Open space must be within the development*
 - *7206 Prohibited Uses - Suggest striking this section; adding items B, C, D, E to conditions on the lot as they are not prohibited uses*
 - *7207 - Concept stage discussions - good to include*
 - *7208 - a - okay to leave 10 acres for unique circumstances; c - need to better delineate perimeter setback; d. Retention always has water, detention is mostly dry, detention does not count but retention can count toward open space; do not recommend to separate design standards as it is better to keep compact like a checklist to ensure readability likelihood is greater and easier to follow and double check item by item is in compliance; BB - Divergences - suggest to add in specific items that can diverge and all others need to go through the BZA Variance process prior to approval, examples of acceptable divergences are adjustments to the locations and connections for streets and lots due to unique circumstances, increases to open space*

- 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 October 20, 2026 7pm

ADJOURN: Jim Lawrenz moved to adjourn. Kevin Bryant seconded the motion. The meeting adjourned at 9:11 pm

Prepared By: _____
 Joni Orders, Acting Clerk Date

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