Millcreek Township Zoning Commission

Regular Meeting Minutes **Tuesday, October 20, 2026**

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

CALL TO ORDER: Joni Orders called the meeting to order at 7:10 pm

ROLL CALL: The Clerk called the roll of members.

PRESENT: Joni Orders Jim Lawrenz Maryann Sweeney

ABSENT: Kevin Bryant Bill Lynch Eryn Staats Freeman Troyer

TOWNSHIP REPRESENTATIVES PRESENT: Keith Conroy Ron Todd, Zoning Administrator

CITIZENS PRESENT: None

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

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MINUTES ACCEPTANCE:

09/15/2026 Regular Meeting - Marysann Sweeney moved to accept the minutes as presented. Jim Lawrenz 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) Trustees adopted a 3.0% hotel and lodging tax which shall become effective in November. This was an action item of the Land Use Growth Plan Update from 2025.

2) There is a levy on the November 2026 ballot for the Public Safety Officer (PSO). This is to continue the service agreement

ZONING ADMINISTRATOR REPORT: Ron Todd was present to discuss his work over the last month. Mr. Todd reported that he has fielded several phone calls and emails and issued 10 permits. As previously mentioned, there is a proposed planned unit development in Concord Township that has some overlap into Millcreek Township, but he has not yet received anything more than a preliminary sketch and some inquiry discussions. The Shelly Materials EQ Rezoning application has not yet been submitted. He noted that the location of accessory structures is addressed in B-2 District in Section 6539 and M-2 District in Section 6763. No similar standards exist in U-1 nor R-1 and Mr. Todd questioned if the Zoning Commission should consider such amendments.

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 - Comments submitted by 11/10/26 will be discussed regarding *the color coded / grouped by use required parking space chart.*
    - *Need from LUC: Appendices or Diagrams / Figures for Chapters 10 & 12 Off Street Parking Dimensions, establishing setbacks, etc.*

- Chapters to review: LUC Facilitators - Brad Bodenmiller & Aaron Smith were present tonight to discuss the proposed amendments to Chapter 7 - Planned Unit Development Districts. Aaron Smith provided a draft version of Chapter 7 that reduces the page count from 53 pages to just under 30
    - Ch 6 - Zoning Districts; Add Appendix chart of uses, lot requirements, etc.: This topic nor the Appendix chart were discussed due to time and limited attendance. *Ms. Orders encouraged members to review and send any further input to the Chair to allow the November regular meeting discussion to proceed quickly and allow Mr. Smith to be prepared.*
    - Ch 7 - Planned Unit Development Districts **-** *Aaron Smith presented a draft red-line version of Chapter 7 based upon notes provided by Brad Bodenmiller from the discussion at the October meeting. Those present reviewed and discussed each change point in the draft provided.*
        - *Additional copies are available for members not in attendance.*
        - *Reformatted the first pages in the 7000s section numbering to be the rezoning process and requirements for application and/or modification.*
        - *Each PUD type included sections on process which will be eliminated and referenced to the applicable sections in 7000s. This reduced approximately 20 pages of duplicative language. Each duplication is a point for future missed updates or inconsistencies.*
        - *7100 sections will cover Open Space*
        - *7200 sections will be PRD, 7300 will be PCD, 7400 will be PID, and 7500 will be PTCD, this will allow numbering consistency across all types. For instance: 01 - Purpose, 02 - Permitted uses, 03 - Conditional Uses, 04 - Prohibited uses, etc.*
        - *Accessory uses were listed in PRD type language. However the uses were actually either conditional or permitted uses so Aaron suggested moving those to each section as applicable and deleting that section.*
        - *Chapter 20 - definitions on Open space were reviewed: Recreational Open Space was discussed. It already excludes private recreational spaces such as golf courses or commercial sports fields. Public school grounds also should not be included. These spaces likely would not be within the Township and also are subject to school rules and liabilities. It was suggested to include verbiage "public or quasi-public use…" to encompass uses that would not be freely open to the public.*
        - *As "homework", members should review the red-line version and compare against the current Chapter to ensure that any minor inconsistencies are caught for discussion next month by emailing Chair Orders by Tuesday November 10th.*
        - *Members should also examine and consider if there are incentives or disincentives to use a particular PUD.*

- Ch 13 - Landscaping Plans, Fences, Walls and Hedges - *The discussion from May will be continued in November as members attempt to wrap up several incomplete topics to prepare for a public hearing in 2027 to adopt all changes reviewed and discussed over the last eight months.*

NEW BUSINESS: *None*

NEXT MEETING: *Ms. Orders announced the next regular meeting as Tuesday November 17, 2026 7pm*

ADJOURN: Jim Lawrenz moved to adjourn. Maryann Sweeney seconded the motion. The meeting adjourned at 8:52 pm

Prepared By: _____
Joni Orders, Acting Clerk Date

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