

# **Greenfield Township Zoning Commission**

## **Meeting Minutes**

February 16, 2016

- **Call to order** The meeting was called to order at 7 p.m. on February 16, 2016 at Greenfield Township Firehouse. The Pledge of Allegiance to the Flag of the United States of America was recited at the opening of the meeting.

- **Roll call**

Conducted a roll call. Chairman asked each member to give name and address. The following members were present:

Jim Beiter, 416 Coonpath Road;  
Bob Paulus, 4075 Stringtown Road;  
Jack Barr, 1642 Winding Oak Drive;  
Kim Wickham, 5964 Havensport;  
Jeff Kraner, 1955 Carroll Southern Rd;

Guests: Scott Hall,

- **Review of Minutes of January's Meeting**

Minutes were reviewed from the January 20, 2015 meeting. Kim requested that a few changes be made; most notably spellings of the names Cotner, and Brosius. Jim Beiter made a motion to approve the minutes as amended. Jack Barr seconded. Jim Beiter, Yes; Bob Paulus, Yes; Kim Wickham, Yes; Jack Barr, Yes; Jeff Kraner, Yes; Motion carried.

- **Review of Permits and Fee Report**

No report available.

- **Zoning Inspector's Comments and Suggestions**

No comments from Zoning Inspector.

- **Review of the Application for the Rockmill Brewery PUD Rezone Application and Special Meeting with Trustees on February 9, 2016.**

The Application was reviewed extensively and also the comments returned from Regional Planning. Some of the points noted about the application were: 1. The requirement for a minimum of 20 acres to be rezoned was not met from the parcels submitted. 2 The required

acres were not of one ownership according to the Fairfield County Auditor's website. 3. The topographic information required for PUD was not met. 4. Utilities on the property were not shown. 5. No information was received from or about Health Department, even though concerns were mentioned by regional Planning.

The Trustees had met with Owner's Attorney and the Assistant Prosecuting Attorney. The Trustees had obtained new information that the necessary 20 acres were owned or under contract by Applicant. In light of the additional information the Trustees requested that the Zoning Commission proceed with a hearing regarding the rezone application. A Public Hearing is set for March 8, 2016 at 7:00 P.M. at the Firehouse about the Rezone.

The remainder of the meeting was spent discussing the various scenarios about the Rezone. The ultimate conclusion is that the Zoning Commission is an advisory entity, and as such the final conclusion of the Rezone is left to the Trustees to decide. Ground Rules for the hearing were discussed.

- **Gary Smith's Commentary on the Existing Greenfield Township Zoning Resolution at Next Regular Zoning Meeting March 15, 2016 at 6:00 p.m. Greenfield Township Firehouse**  
The Zoning Commission members were asked to read the comments, and to be ready to dive into the work of updating the book as Gary Smith would be commenting in person at the meeting.
- **Zoning Secretary** Kim Wickham mentioned the job description in progress for the Zoning Secretary.
- **Adjournment**

Jack Barr made a motion for adjourning the meeting. Motion seconded by Kim Wickham. A Roll Call vote was taken: Kim, Yes; Bob, Yes; Jim, Yes; Jeff, Yes; Jack, Yes. Meeting adjourned at 8:10 p.m.

**Minutes submitted by Bob Paulus, Chairman after unanimously approved by the Zoning Commission.**