

Greenfield Township Zoning Commission

Meeting Minutes of Rezone Hearing

March 08, 2016

- **Call to order**

The meeting was called to order at 7 p.m. on March 08, 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:

Road;	Bob Paulus, 4075 Stringtown
Road;	Jack Barr, 1642 Winding Oak
Drive;	Kim Wickham, 5964 Havensport;
Jeff Kraner, 1955 Carroll Southern Rd;	Guests:
Judith Jones, Rezone Applicant, 5705 Lithopolis Road, NW., Lancaster, Ohio, 43130	
Jeffrey L. Brown, Attorney for Applicant, 37 W. Brown Street, Columbus, Ohio, 43215	
Matt Barbee, Operator of Rockmill Brewery, 5705 Lithopolis Rd., NW Lancaster 43130	
Ralph and Rita Nathan, 5601 Lithopolis Rd., NW., Lancaster, Ohio 43130	
Larry and Karen Phelps, 1246 Mt. Zion Rd. NW, Lancaster, Ohio 43130	
Charles Marcine, 5770 Lithopolis Rd. NW, Lancaster, Ohio 43130	Mike
Stock, 1220 Mt. Zion Rd., Lancaster, Ohio 43130	Anne
Darling Cyphert, 8490 Lithopolis Road, Carroll, Ohio	Scott and
Vickie Hall, 5665 Lithopolis Road, NW, Lancaster, Ohio 43130	Nancy LeFever,
5770 Lithopolis Road NW, Lancaster, Ohio 43130	Kathleen Sterling, 6785
Eddleston Ct., Canal Winchester, Ohio	Edward M. Hayes, 690 Mt. Zion
Road NW, Lancaster, Ohio 43130	David Conley, 1215 Mt. Zion Rd. NW,
Lancaster, Ohio 43130	Justin Derringer, 1074 Mt. Zion Rd. NW,
Lancaster, Ohio 43130	Tom Shuman, 1165 Mt. Zion Rd. NW,
Lancaster, Ohio 43130	Ron Linehan, 1134 Mt. Zion Rd. NW,
Lancaster, Ohio 43130	Larry E. Wolfe, 2807 Lancaster-Kirkersville
Road, Lancaster, Ohio 43130	Lou Ellen Reef, 410 Ginder Road NW, Lancaster, Ohio
43130	Lonnie A. Kosch Sr., 4205 Carroll Southern Rd.,

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

Minutes were not reviewed due to special nature of this meeting.

- Testimonies**

The Owner, Judith Jones had Mr. Jeff L. Brown, her Attorney, present information about intended plans for building, access, layout, and plans in general. Matt Barbee, the Owner's son and Operator of Rockmill Brewery, then spoke about his aspirations for the business including a larger building for entertainment venues, possibly a bed and breakfast, weddings in the meadow, outdoor music for weddings. Judith Jones, the Owner, spoke about her vision for the property, and hers hopes that the neighbors would be happy. Members of the Zoning Commission then asked questions of the Owner and the Operator of the Rockmill Brewery to clarify information about the rezone. Some of the neighbors spoke about their concerns of noise, loss of privacy, additional traffic at a very bad location on Lithopolis Road, lights shining in their windows, and reduced property values. Some of the neighbors spoke positively about the business, and were considering having gatherings at the venue. After everyone had an opportunity to speak, the Zoning Commission explained that the hearing would have to be continued at a future date as the meeting had gone on for two hours already.

- Tabling of Decision on Hearing**

The Chairman asked for a motion on the matter at hand with the Hearing. A motion was made by Jim Beiter to table the decision on the Rezone and render a decision within 30 days. Jack Barr seconded the motion. A roll call vote was requested by the Chairman, Kim, Yes; Jack, Yes; Bob, Yes; Jim, Yes, and Jeff, Yes. Motion carried; Decision was tabled and to be rendered within 30 days.

- Adjournment**

Jack Barr made a motion for adjourning the meeting. Motion seconded by Jim Beiter. A roll call vote was taken: Kim, Yes; Jack, Yes; Bob, Yes; Jim, Yes; Jeff, Yes; Meeting adjourned at 9:00 p.m.

- Continuance of the Hearing on 6 p.m. March 29, 2016 at the Greenfield Township Firehouse**

The Hearing continued to the deliberation phase. The meeting opened with the Pledge of Allegiance to Flag of the United States of America.

- Roll Call**

A roll call was taken of Zoning Commission attendees.

Jack Barr-Present,
 Beiter-Present,
 Wickham-Present
 Present

Jim
 Kim
 Bob Paulus-

- **Deliberation of Rezone Hearing**

The Zoning Commission asked questions of the Owner, Judith Jones, and the Operator of the Rockmill Brewery, Matt Barbee to determine if there are any changes to the Rezone Application. Quite a few changes were made as to use of the property. The Operator mentioned that the venue building would be more centrally located. The bed and breakfast plans were cancelled. The present Tasting Room would only be used for small private venues. Bands would be confined to the new sound-proof building. If outside, bands would only be during daytime hours.

- **Decision for Rezone**

After the Zoning Commission had asked all the questions they had; the Chairman asked for a motion on the Rezone. Jim Beiter made a motion to not make a recommendation to the Trustees to rezone the property. Jack Barr seconded the motion.

The Chairman asked for a roll call vote. Jim, Yes; Jack, Yes; Kim, No; Bob, No. Tie vote, motion denied.

The Chairman asked for another motion. Jack Barr made the motion to not recommend to the Trustees to approve the rezone. Jim Beiter seconded.

A roll call vote was called for by the Chairman. Kim, No; Jim, Yes; Jack, Yes; Bob, No. Tie vote again, motion denied.

Because of the tie vote, twice, the rezone was neither recommended nor not recommended to the Trustees.

- **Adjournment**

After the tie vote could not be broken, the Chairman asked for a motion for adjournment.

Kim made a motion to adjourn the meeting. Jack seconded the motion. A roll call vote was requested. Kim, Yes; Jack, Yes; Jim, Yes; Bob, Yes. Motion carried; meeting adjourned.

Meeting minutes approved unanimously by the Zoning Commission as corrected.