

Greenfield Township Zoning Commission

Hearing Minutes

January 9, 2018

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on January 9, 2018, at the 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**

The Chairman conducted a roll call, asking each member to give name and address. The following members were present:

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

Guests: Carol Schmidt, John Schmidt, Jeff Williamson, Lonnie Kosch Sr., John Reef Sr., Kevin Yeamans, Kyle Gleich, Roger Gleich, Shawn Haughn, Lacey Storts, Steve Thompson, Jennifer Wolfe

- **Application for Rezoning of 4955 / 0 Carroll-Eastern Rd. currently zoned R-1 Rural Residential District to SU Special Use District**

Victoria Newell, from Schorr Architects, agent for Bloom-Carroll Schools outlined the schools' plan to build a K-5 elementary school on the school owned parcels (0130018300 and 0138008300). Shawn Haughn, superintendent for Bloom Carroll Schools was also present to add information and answer questions from the commission and concerned residents.

John Schmidt, neighbor, questioned a "land swap" aspect of the schools' plan. Mr. Haughn explained that they are trying to work a utilities corridor from the current school campus to the proposed site.

Jack Barr, asked how much of the 50+ acre site is being developed? Shawn Haughn replied that the building with accompanying playground, parking lots, etc. will take up around 5 acres. Some land may be used for practice fields for softball and baseball. The rest of the ground will continue to be farmed by the schools' FFA Chapter as is being done currently. This size of building meets the Ohio School Facilities Commission's projection for Bloom Carroll's growth in the next 10 years.

Kim Wickham asked where the students for the new school building will be coming from. Mr. Haughn described how the K-2 students are currently in the building and

modulars on Beaver St., the 3-4 graders will come from the Lithopolis campus and the 5th grade class will be moved from the current middle school.

John Schmidt questioned if a traffic study has been done. Ms. Newell stated that although a traffic study has not been done yet, one will be done as part of the school building process. If turn lanes are needed, they will be done with the road expansion toward the south side and construction would be the schools' responsibility. Mr. Haughn stated that the County Engineer's office has already OK'd clearance for a driveway for the property.

Kyle Gleich, neighbor, inquired about how long this new school building has been in the works and how public has this knowledge been? Superintendent Haughn replied that the new elementary has been discussed since at least 2013. A community survey was sent out in 2016. Details of the process have been on the school website and discussed at school board meetings where the public is welcome.

Carol Schmidt, neighbor, queried if you must rezone before a levy is put out? Mr. Haughn responded that they felt this was the next step to make sure everything is done properly before going to the voters to ask for funds.

Jeff Kraner questioned the effects of the new school development on real estate. Victoria Newell said that she can't predict real estate, but that no run off from the property would be allowed onto neighboring lands. Mr. Haughn reminded the audience that people currently move into the school district because they want their children to attend a good school. Continuing to improve the school system will only enhance the students' education and parents' desires to live in this school district, having a positive impact on real estate values.

Jack Barr challenged the traffic pattern asking if a traffic signal is needed. Mr. Haughn reiterated that they would have a traffic study done which would decide if a signal is needed. He stated that flashing school zone signs would be used to alert traffic passing through. Ms. Newell said the site will be designed to mitigate traffic congestion keeping car and bus lanes in mind.

John Schmidt was concerned about light pollution from the proposed facility. Ms. Newell responded that the design for the school would be LEAD certified which will minimize the lighting to that which is necessary for safety.

Superintendent Haughn informed all present that plans for the new school are a work in progress and welcomed the community to participate in the development process.

Chairman Paulus reminded everyone of the system: the Zoning Commission votes on a recommendation to give to the Township Trustees, the trustees then hold a hearing and vote on the rezoning application.

Jeff Kraner moved to recommend approval of the rezoning of 4955 / 0 Carroll-Eastern Rd from R-1 to SU to the township trustees. Jim Beiter seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried.

- **Adjournment**

Jack Barr moved to adjourn the meeting. Motion seconded by Jim Beiter. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Meeting adjourned at 6:55 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 1/16/2018.