



Greenfield Township Zoning Commission Regular Meeting Minutes

Tuesday, January 13, 2026

Call to Order

The Meeting was called to order by Chairman, Jeff Zech, at 6:00 pm on January 13, 2026, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

Roll Call

The Chair requested a roll call from the commission:

Jeff Zech, Chair

Patrick Callahan, Vice-Chair

Jack Barr

David DeLong

Jill Maiher

Kim Wickham, Alternate - Not Present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guest – Lonnie Kosch, Trustee; Joshua Hillberry from Fairfield County Regional Planning Commission; Pamela DeLong; Debbie Fisher

Chairman Jeff Zech called the meeting to order.

Zoning Commission Annual Election of Officers.

Jeff Zech informed the Commission that it is time for annual election of officers.

Pat Callahan nominated Jeff Zech for Chairman and David DeLong seconded the nomination. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The nomination is approved.

Jack Barr nominated Pat Callahan for Vice Chairman and Jeff Zech seconded the nomination. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The nomination is approved.

Jeff Zech nominated Jill Maiher for Secretary and Jack Barr seconded the nomination. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The nomination is approved.

Chairman Zech asked the commission to review the December 2025 meeting minutes. There were no revisions or corrections. David DeLong made a motion to approve the minutes as written, and Jack Barr seconded the motion. A vote was taken: Jill Maiher – Abstained; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The December 2025 meeting minutes were approved.

Chairman Zech requested the commission to review the minutes from the November 18, 2025, Havens Limited/Greenfield Canine rezoning hearing. There were no revisions or corrections. Vice Chairman Pat Callahan made a motion to approve the hearing minutes, and Jill Maiher seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The November 18, 2025, Havens Limited/Greenfield Canine rezoning hearing minutes were approved.

Old Business

The commission discussed swimming pool fences and the timing for when they should be erected. Commission Member Jack Barr stated that the Ohio Revised Code requires a 4-foot fence with locking gate to surround a swimming pool once it is filled with water. Commission Member Barr stated he has not received any information about a time frame for the placement of the fence around a swimming pool. After a lengthy discussion regarding the time frame for a fence, the commission agreed to table the decision until next meeting and/or wait until we get to that part of section in the Model Zoning Code (MZC).

New Business

Chairman Zech invited Inspector Williamsen to address the Commission. Inspector Williamsen handed out the update pages of the Greenville Township Zoning Code book to each member which included the Cover page and Section 225.

Inspector Williamsen handed out information for the commission to review on Short-Term Rentals. As of date, our Zoning Code has no policies in place for short-term rentals. The commission will need to get acquainted with this information for the future addition under the Conditional Use Permit area of our zoning code.

Josh Hillberry from the Regional Planning Commission explained the spreadsheet that was sent to the commission regarding the definitions section. He would like us to review and give any recommendations regarding the section.

Chairman Zech talked about the conversion of the Greenfield Zoning Code to MZC and recommended to take it chapter by chapter and to have a 2 meeting each month for the next couple of months.

No public comments.

Next Meeting

The next Regular Public Meeting is scheduled for Tuesday, February 10th at 6 pm at the Greenfield Township Fire Department Meeting Room.

Commission Member Barr made a motion to adjourn the meeting, and Commission Member David DeLong seconded the motion. A vote was taken Jill Maiher – Yes; Pat Callihan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The motion passed, and the meeting was adjourned.

The meeting adjourned at 7:12 PM.