

Greenfield Township Zoning Commission

Meeting Minutes

January 16, 2018

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. January 16, 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: Joseph Bowles, Jennifer Wolfe

- **Review of Minutes of Previous Meeting & Hearing**

Minutes from the December 19, 2017, meeting were reviewed. Jim moved to approve the minutes with wording of flag lots changed to lots. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved as corrected.

Minutes from the January 9, 2018, hearing were reviewed. Jim moved to approve the hearing minutes with removal of the reference to the new school building being 1,000 sq ft. Jeff seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved as corrected.

- **Reviewing of the Zoning Book**

Jim asked that we refine the definition of Lot, Flag to include that it is a lot with less than the required road frontage.

Kim provided a list of places with formatting errors that need to be addressed.

Jim moved to remove "churches, schools, parks" from permitted uses in R-1, R-2, and R-3. Kim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried.

- **General Discussion**

A day is a calendar day per the Ohio Revised Code.

Jack reported that all current committee members have been reappointed.

Jim noted his findings on the Parker residence on St. Rt 158. During earlier discussion Trustee Reef said that he remembered there were multiple lots to combine to make the parcel big enough to support the large outbuilding the owner was building. The current property is 4 lots combined (originally part of Geiselsville, lots 16, 17, 18, 19) which total less than 1 acre and is not sufficient to cover the size of the building based on the 2% rule.

Jim moved to hold a public hearing on the proposed zoning code during next month's normal meeting time, Tuesday, February 20, 2018, 6pm, at the firehouse. Jeff seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried.

- **Next hearing and meeting**

Tuesday, February 20, 2018, at 6:00pm at the Greenfield Township Firehouse. Jen will have notices put in the paper, website, post office, township office and firehouse.

- **Adjournment**

Kim Wickham moved to adjourn the meeting. Motion seconded by Jeff Kraner. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Meeting adjourned at 7:12 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved as corrected 2/20/2018.