

Greenfield Township Zoning Commission

Meeting Minutes

January 19, 2016

- **Call to order**

Called to order the regular meeting of the Greenfield Township Zoning Commission at 7:00 p.m. on January 19, 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. As we have new members, Bob 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; John J. Starner, 2445 Columbus-Lancaster Road Lot 282, Alternate.

Guests: Dave Cotner, Lonnie Kosch, Scott Hall, Lou Ellen Reef.

- **Reorganization and Change of or Reaffirmation of Officers**

Bob Paulus stated that he had been Chairman for quite some time, and asked the Commission members if they wished to nominate a new Chairman. No one offered a nomination. When asked to reaffirm present Chairman, Kim Wickham abstained, Jim Beiter Yes; Jack Barr, Yes; Jeff Kraner, Yes; Bob Paulus, abstained.

Bob Paulus then requested nominations for Vice Chairman. No nominations were offered. The Commission then reaffirmed present Vice Chairman, Jim Beiter. Reaffirmation vote: Kim Wickham, Abstain; Bob Paulus, Yes; Jack Barr, Yes; Jeff Kraner, Yes. Jim Beiter, Abstain.

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

Minutes were reviewed from the December 15, 2015 meeting. Kim requested that a few changes be made. 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.

- **Lou Ellen Reef's Address to Zoning Commission**

Lou Ellen Reef wishes to clarify a few points in regard to her tenure on the Zoning Commission. According to the people, she and John Reef consulted, there was no conflict of interest by she being on Zoning Commission and John Reef being a trustee. She cited Mr. Brosius as one source claiming this. Since she was not returned to the Zoning Commission, by the new Board of Trustees, she is paying for her own training at the OTA Winter meeting, and also the consultation with Mr. Brosius when she was not returned to the Zoning Commission. Lou Ellen stated that she enjoyed her tenure on the Zoning Commission, and wishes the Zoning Commission well

- **Review of the Application for the Rockmill Brewery PUD Rezone Application**

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.

A motion to turn down the application was made by Jack Barr. Motion seconded by Kim Wickham. A Roll Call was held: Kim, Yes; Bob, Yes; Jim, Yes; Jeff, Yes; Jack, Yes. Motion Carried, Application Denied. A memo was sent to the Trustees to inform them of the Commission's decision.

- **Gary Smith's Commentary on the Existing Zoning Resolution.**

Dave Cotner brought a printed copy of Gary Smith's commentary on the existing Zoning Resolution. The Zoning Commission members were asked to read the comments, and to be ready to dive into the work of updating the book.

- **Adjournment**

Jim Beiter made motion for adjourning the meeting. Motion seconded by Jack Barr. A Roll Call vote was taken: Kim, Yes; Bob, Yes; Jim, Yes; Jeff, Yes; Jack, Yes. Meeting adjourned at 8:40 p.m.

Minutes submitted by Bob Paulus, Chairman

Approved by all members at February 16, 2016 meeting.