

Greenfield Township Zoning Commission Meeting Minutes

Tuesday, February 7, 2023

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on February 7, 2023 at the Greenfield Township Fire Department Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll call**

The Chair requested a roll call:

Jeff Zech, Chair
Patrick Callahan, Vice-Chair
June Queen, Secretary
Jack Barr
Amy Brown – Alternate

Tom Erlenwein, Greenfield Township Zoning Inspector

The Commission welcomed new member, Amy Brown. Amy reports she was recently sworn in for this position by the Greenfield Township Trustees.

- **Review of Previous Meeting Minutes**

The Meeting Minutes from the previous Meeting held on January 10, 2023, were reviewed by the Commission.

Jack Barr moved to accept the Minutes; Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr; Amy Brown abstained. Motion carried and Minutes approved.

- **Election of Officers**

Jeff Zech informed it is time for annual (re)election of Greenfield Township Zoning Commission (GTZC) Officers.

- Jack Barr nominated Jeff Zech for President; Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr; Amy Brown, yes. Motion carried. Jeff Zech re-elected to serve as GTZC President.
- June Queen nominated Patrick Callahan for Vice-President; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr; Amy Brown, yes. Motion carried. Patrick Callahan re-elected to serve as GTZC Vice-President.

- **Discussion**

Jeff Zech continued discussion of potential updates to Section 425 of the Greenfield Township Zoning Code - Wind Energy Conversion. He provided a recap of the planned language updates - Residential Solar Use. Tom Erlenwein commented he has viewed an increase in solar panel use as noted on township homes, however has not received permit applications. June Queen questioned how to best educate and communicate permit requirement to the general public. Jack Barr commented it is typically the contractor's responsibility. Jeff Zech suggested posting a notice of information. More discussion planned on this issue.

Tom Erlenwein questioned whether the Commission has considered Section 425 Code update to include a Solar Equipment Decommission Plan. Jeff Zech informed that the Commission has already drafted a section for this specific requirement, including possible bond requirement. Tom Erlenwein to check into the bond process and report back to the Commission. Patrick Callahan to research typical fees for Solar Permits and report back to the Commission.

Tom Erlenwein discussed recent requests for incidental to agricultural use and current Code enforcement. He also discussed non-conforming signage, including changes in existing signage. He explained that signage is not 'grandfathered in' and must be brought into conformance as part of Code enforcement.

Tom Erlenwein discussed need to review current Code definitions and the importance of tight language. The definitions of Abandonment and Front Yard were discussed. Jeff Zech explained that the Commission is currently working on review and update of Code definitions. June Queen stated these two definitions would be added/noted as part of the current, ongoing review.

Jeff Zech states he will provide a draft version of the Commission's Section 425 Solar Panel Code section updates at the next meeting. Discussion of updates to this section of the Code remain ongoing and to resume next meeting.

- **Next Greenfield Township Zoning Commission Meeting**

The next Commission Meeting is schedule for Tuesday, March 14th at 6:00 pm at the Greenfield Township Fire Department Meeting Room.

- **Adjournment**

Pat Callahan moved to adjourn the Meeting at 8:10 pm; Jack Barr seconded; Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Amy Brown, yes. Motion carried and Meeting adjourned.

Respectfully Submitted By: June Queen, Commission Secretary