



Greenfield Township Zoning Commission Regular Meeting Minutes

Tuesday, February 10, 2026

Call to Order

The Meeting was called to order by Chairman, Jeff Zech, at 6:00 pm on February 10, 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 call from the commission:

Jeff Zech, Chair

Patrick Callahan, Vice-Chair

Jack Barr

David DeLong – Not Present

Jill Maiher

Kim Wickham, Alternate - Not Present

Jeff Williamsen, Greenfield Township Zoning Inspector – Not Present

Guest – Daniel Fruth, Meg Fruth, Carol Abbott, Jill Rice, Brooks Rice, Alex Vaughan, Kelly Vaughen, Paul Arnett.

Chairman Jeff Zech called the meeting to order.

Chairman Zech asked the commission to review the January 13, 2026, meeting minutes. There were no revisions or corrections. Pat Callahan made a motion to approve the minutes as written, and Jack Barr seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes. The January 13, 2026, meeting minutes were approved.

Chairman Zech decided to let the public speak first before going on with our regular meeting.

Daniel Fruth handed out a letter to the Zoning Commission members regarding Request to Adopt Data Center – Specific Zoning Standards. The letter was signed by all the guests present.

Mr. Fruth wanted to know the time frame that it would take to add zoning standards for Data Centers to our current zoning code and if there is a way to expedite this. Their fear is that the Data Center, which is currently in the Lancaster City limits, will be expanding into Greenfield Township. Thus, the Data Center would be getting too close to their properties. Chairman Zech explained the process and stated that he would reach out to the Regional Planning Commission and get their feedback.

Each one of the guests stated their concerns about the possible expansion of the Data Center and their issues regarding noise, lights, and well water issues that they have had since the Data Center was built.

Old Business

No old business.

New Business

Jack Barr reviewed MZC Chapter 13, Landscaping. Jack stated his concerns with some of the language in the MZC. Jeff Zech asked Jack to make a list of the changes.

Jeff Zech reviewed MZC Chapter 3, Boards and Commissions. Jeff had typed up a blended version of both MZC and GTZC.

Pat Callahan reviewed MZC Chapter 4, PUDs. Pat stated that the MZC was all process and GTZC has more developed standards.

Jill Maiher reviewed the MZC Chapter 5, Violation, Enforcement & Fees. Jill stated that she feels that this chapter was more detailed than GTZC. Jill reviewed the MZC Chapter 8 Agriculture & Residential Districts. Jill stated that most of the size requirements for the lots are the same as GTZC.

Jeff Zech asked for our next meeting to type up working copies of the sections that we reviewed.

Next Meeting

The next Regular Public Meeting is scheduled for Tuesday, February 24th at 6 pm at the Greenfield Township Fire Department Meeting Room.

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

The meeting adjourned at 7:50 PM.