

# Greenfield Township Zoning Commission

## Meeting Minutes

Tuesday, February 13, 2024

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on Tuesday, February 13, 2024 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

Kim Wickham – alternate (not present)

Lonnie Kosch, Greenfield Township Trustee  
Jessica Kull, Guest and incoming Greenfield Township Fiscal Officer  
(term begins 01Apr2024)  
S. Richardson, Guest

The Commission reviewed the Draft Minutes from the previous Regular Meeting held on January 9, 2024. Amy Brown made a Motion to approve the Minutes. Patrick Callahan seconded the Motion. Vote was taken: Jeff Zech, yes; Patrick Callahan, yes; June Queen, yes; Jack Barr, yes; Amy Brown, yes.

- **Old Business**

**Breezeways and Accessory Structure - Section 415.03:** Patrick Callahan provided a revised copy of this Code section for Commission review. The Commission re-reviewed and discussed updates. Consistency for right-of-way language was suggested as 15 (fifteen) feet in categories G;2 and H;4. Tom Erlenwein stated he would review the entire Breezeway section more closely to ensure alignment with other sections of the Code. The Commission discussed clarifying the Breezeway definition, change from weather-protected' to 'open-sided' to conform with standard Breezeway definitions.

Patrick Callahan stated he will make all discussed changes, and he will have the final copy for final review at the next regular meeting.

- **Updates from the Zoning Inspector**

Tom Erlenwein provided updates on recent zoning requests coming into the office. Jeff Zech suggested it may be helpful if the GTZC and the BZA could meet on a regular basis to remain in closer communication.

- **New Business**

Jeff asked for suggestions regarding next sections of the Code in need for review and update, and Lonnie Kosch suggested Airbnbs. Amy Brown asked whether Shared Driveway language should be reviewed. Lonnie Kosch recommended need for a GTZC Rules and Procedure policy.

- **Next Greenfield Township Zoning Commission Meetings**

Public Hearing was rescheduled to Tuesday, February 27, 2024, due to public notice not appearing in the Lancaster Eagle-Gazette in time, at the Greenfield Township Fire Department Meeting Room. The purpose of this meeting is for review of the Commission's updated Energy Conversion Systems section of the Code.

Regular Meeting planned for Tuesday, March 19<sup>th</sup>, 2024 at the Greenfield Township Fire Department Meeting Room.

Jack Barr made a Motion to adjourn the Meeting; Amy Brown seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Amy Brown, yes; The Meeting was adjourned at approximately 6:56 pm.

Respectfully Submitted By: June Queen, Commission Secretary