

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Special Meeting

February 14, 2024 - *Held 4:00 PM*

The Greenfield Township Trustees met for a Special Meeting at the Greenfield Township Firehouse. The purpose of the meeting is to speak with attorney Marshall McCormick about zoning, and to discuss creating a comprehensive plan for Greenfield Township. Trustee Searle led the group in the Pledge of Allegiance. Dave Cotner, Kent Searle and Lonnie Kosch were present, per roll call taken.

Trustee Searle stated the purpose of the meeting was to speak with attorney Marshall McCormick who was present, and discuss having him potentially help develop the Greenfield Township Comprehensive Plan, in conjunction with the Board of Trustees. Trustee Searle asked Mr. McCormick to share his background information.

Mr. McCormick explained he has been an attorney for 30 years. He is a one-man show and deals primarily in real estate, charging \$250 per hour. He stated he had developed Liberty Township's Comprehensive Plan largely based on a plan from Union Township, which was done by a third party firm. He stated Liberty's plan was rather easy, since they are quite rural, and wish to remain that way. He went on to discuss the planning being done in central Ohio and Fairfield County, and what the various townships are planning for and dealing with.

He went on to ask the Board how quickly they need to get the plan developed, what kind of meetings and background work has already been done, as well as what had been done previously and when. Trustee Cotner explained they had only held one meeting so far, and the response from the residents was positive. The Board is in agreement with how they see the plan being developed. It was also noted that the zoning information on record is from 2018; however, a formal Comprehensive Plan had not been done.

The group reviewed the township map that had been created recently as a starting point; it is being worked on and not done. It was noted the last zoning resolution was done in 2018, when the township adopted the county's comprehensive plan. That plan was going to change the township to 30-40% suburban from rural, but that has changed significantly. The issue of annexation into Lancaster was also discussed. Trustee Searle stated the mayor of Lancaster had said they are not planning on trying to annex all the way up Coonpath Road, and into the township. They are looking at things on a case by case basis depending on what the landowners want to do. The land/area around Google was also discussed, as well as the water and sewer that was already developed/being developed in that area. The feeling is that annexation in that area will happen at some point.

Mr. McCormick asked what the township's priorities are - is it primarily defining the corridor area, and working something out with the city of Lancaster in a specified area? It was noted the county's updated map had changed significantly from projecting a large

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suburban area to a much smaller suburban area, so it appears the county is listening to the public about what they want to see.

Mr. McCormick asked the Board how the zoning business is handled now and if there is someone who could potentially write the comprehensive plan. The Board stated the firm of Brosious, Johnson and Griggs is who the township currently uses for zoning questions or related matters of potential legal issues. Mr. McCormick suggested discussing the creation of the comprehensive plan with them first to make sure there wasn't any conflict with going outside of their services and having him create the comprehensive plan, if that is what the township decides. It was noted that Pete Griggs of the firm had attended a meeting with the Board and stated that they could create their own comprehensive plan.

The group went on to discuss the process of putting the plan together and Mr. McCormick noted the Board had a good start and had their ideas in place. He stated when he worked for Liberty Township, they had had most of their plan concept in place and ready; they just needed him to write the plan. He stated he had attended some of their meetings, and was willing to do so for Greenfield Township. If he is hired, he recommended starting with an Executive Session meeting with the Board. He also reiterated knowing what the residents wanted, and what their wishes are for the township.

Trustee Searle reiterated that the comprehensive plan is a recommendation; how the township would like to see development take place; it does not set up the zoning, change farmland, etc. The Zoning Resolution has precedence there. The Zoning Commission would need to be involved if they want to change the Zoning Resolution in any way. The three trustees do not have the power to change the zoning in the township.

Additional review was discussed regarding the current map as to school district(s), waterways/watersheds, railroads, and housing developments. It was also noted there are no JEDD's, NCA's or CDA's currently in place; however, there is a TIF on commercial property but it has not been activated yet.

If Mr. McCormick is hired to create the plan, he suggested creating a retainer agreement that spells out the hourly rate, and specifically states he is working on the plan. He reiterated that the Board should check with Brosious first to confirm that they do not have a preference about developing the comprehensive plan. He also mentioned the firm of Smith and Hale - Jack Reynolds - if the Board wishes to check them out. They do nothing but land use work.

Trustee Searle reviewed the meeting that was held yesterday with the mayor of Lancaster, Jeff Fix, Commissioner, Rick Szabrak, and some other folks from Fairfield County to discuss the township and the comprehensive plan, as well as the possibility of

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working out an agreement with both entities, and land use in the future. All parties were interested in working together. Another meeting with the group is being scheduled for approximately two weeks from now to discuss what the agreement would look like.

Additional discussion was held concerning the potential annexation into Lancaster of the area behind Waffle House where Metro Development wants to build an apartment complex. Lancaster has accepted the annexation application and it is in process.

A review of the township and the land/areas it owns was discussed, including the cemeteries and the firehouse, the administrative office, but no parks.

Mr. McCormick stated he would not be interested in working on any specific items such as TIF's and JEDD's, since it is highly specialized, but he could recommend someone.

With no further business, Trustee Kosch made a motion to adjourn; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

Meeting adjourned at 5:15 p.m.