

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Special Meeting

February 20, 2024 - Held 6:00 PM

The Greenfield Township Trustees met in special session at the Firehouse to review the township map for purposes of developing the Comprehensive Plan. Trustee Dave Cotner called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch were present; Kent Searle was absent.

Trustee Cotner opened the meeting by sharing the proposed map and showing the areas he, the Fire Chief and the Road Superintendent had been discussing and reviewing. He reiterated that the map will be a work in progress and can be changed until the Comprehensive Plan is finalized. Zoning Inspector Erlenwein clarified that the R2 (suburban residential) areas assume there is public water and sewer already in place. R1 is always septic and well.

Near the Firehouse, there is some industrial land. He also pointed out the area on the 33 corridor and the Google plant, and noted there is potential area for annexation there, unless it can be stopped. It can be made R2 for now, and be changed in two years. The group discussed where the Lancaster Water and Sewer is located compared to where Fairfield County Water and Sewer is or will be going in. Trustee Cotner also discussed the Election House Road – Eversole property – to decide how it will be zoned so the lift station location (Fairfield County) will be determined. This will help block Lancaster from annexation.

The areas being considered or already zoned R3 were discussed. This will allow multi-family housing, and includes the area behind Waffle House (to be annexed into Lancaster), and potentially behind Meijer. Zoning Inspector Erlenwein clarified the zoning code regarding R3 as follows: minimum lot width is 6,000 square feet; four buildings per structure, not more than one structure per parcel; four dwellings per structure; 6,000 square feet per dwelling. Discussion continued regarding multi-family housing, i.e. TIF's and tax incentives, what the changes had been to the zoning code, as well as the implications to the fire service and school system.

Trustee Cotner noted the local landowners he has spoken with will be happy with the areas designated as R3, Industrial and LB. He also reiterated that the map can be changed as meetings continue. Another meeting with the mayor of Lancaster will be scheduled in the next few weeks.

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

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Abstain Motion Passed 2-0

Meeting adjourned at 6:42 p.m.