

RECORD OF PROCEEDINGS
Minutes of Greenfield Township Trustees Meeting
February 25, 2026 - Held 6:30 PM

The Greenfield Township Trustees met in regular session at the Firehouse. Trustee Sitterley called the meeting to order at 6:30 p.m., and led those present in the Pledge of Allegiance. Jennifer Sitterley, Dave Cotner and Lonnie Kosch were in attendance.

Trustee Cotner presented the minutes of the February 11, 2026 Trustee Meeting for approval. Trustee Sitterley made motion to approve minutes as written; seconded by Trustee Cotner
ROLL CALL: Sitterley: Yes Cotner: Yes Kosch: Yes Motion Passed: 3-0

Trustee Cotner presented the minutes of the February 16, 2026 Trustee Public Hearing for approval. Trustee Kosch made a motion to approve minutes as written; seconded by Trustee Sitterley.
ROLL CALL: Sitterley: Yes Cotner: Yes Kosch: Yes Motion Passed 3-0

From the Fiscal Officer:

Trustee Cotner requested a motion to pay the following bills:

- Warrants: 4000 - 4007 and Electronic Debits: 21-2026 to 38-2026

Trustee Sitterley made a motion to pay the bills; Trustee Kosch seconded the motion.
ROLL CALL: Sitterley: Yes Cotner: Yes Kosch: Yes Motion Passed 3-0

Trustee Kosch noted he had a question about the Shelly bill, which he had talked to Tom Shafer about. There was approximately \$94,000 carried over from last year; and he wanted to make sure that was on the record.

Trustee Cotner asked for a motion to accept Angela Bichard as an assistant to assist with various pending litigation cases; rate \$19 per hour. Trustee Sitterley confirmed this would be temporary. Trustee Cotner made a motion to hire Angela Bichard as an assistant; seconded by Trustee Sitterley.

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

Trustee Cotner asked for a motion to accept the Frequent Traveler Policy. Trustee Cotner made a motion to accept it; seconded by Trustee Sitterley.

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

From the Zoning Inspector: Trustee Sitterley reported on the following information which had been provided by Zoning Inspector Jeff Williamsen, who was working remotely, and will return for the next Trustee Meeting:

- Future meetings: 2/26/26: K9 Planned Rural Business Trustee Hearing; 3/3/2026: Regional Planning Commission; 3/9/2026: Babamov R-3 Rezone Trustee Hearing
- Past meetings: 2/12/2026: Prosecutor Dacey Meeting; 2/24/2026: Zoning Commission
- Zoning Certificates Issued since last meeting: One
- Violations/Complaints since last Trustee meeting: None
- Property visits/inspections: None

General:

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- A certification was received that the deed has been recorded for the Dacey/Lutz property swap. Waiting for the Auditor's site to reflect that change.
- The Board of Zoning Appeals is setting up a hearing on a setback variance for 3515 Election House.
- The Zoning Commission is working with the RPC to define Data Center requirements under Industrial (I) Conditional Use. Trustee Sitterley noted this had been received recently from Holly Mattei, and is also being proposed to the city of Lancaster. She noted her understanding is that it matches the one being used in Millersport.
- Many phone calls regarding a potential data center on or near Wilson Road. Assisted with Public Records Requests re: zoning.
- Zoning Inspector will be working remotely; return to the office March 3, 2026.

Trustee Kosch asked if there was an update on the Mithoff case. Trustee Sitterley stated she could not discuss it; stated there were public records available if anyone wanted to check them. Trustee Cotner stated there was no update.

Trustee Sitterley mentioned the proposed buffer zone for the data center, and noted it could be stronger. The Zoning Commission can address the issue. To her knowledge, no applications have been filed as yet.

Road and Cemetery Department: Tom Shafer, Road and Cemetery Superintendent

- Cemetery Deed: Transfer for one single grave space in Carroll Cemetery, Section C, Lot 145, Grave 4 for Jeffrey Wayne Hornbeck. The deed was signed by the Board at this time.
- New Two-Way Radios: Tom met with B&C Communications to discuss new radios for the Road Department, and the pros and cons of the VHF frequency vs. going to the MARCS system; Trustee Kosch was there for most of the meeting. No quote has been received. When Tom receives this information, he will share it.
- Camera for Havensport Road Pipe: Tom spoke with Dean Miller about having a camera run through this pipe to determine whether or not it is blocked. (This is in response to the flooding event that occurred in July 2025). It would be at least two weeks before they could come out and look at the pipe. If there is blockage/an obstruction off the Township right of way, the Township will need to be prepared to deal with the issue. Tom noted the Township has a duty to make sure the water takes its natural course.
- Trustee Kosch asked how many radio units were discussed with B&C Communications. Discussion continued as to the type of units - VHF vs. MARCS - and the estimated number of units that would be needed. Tom estimated eight to ten mobile units, two portable units, plus a new antenna. The representative from B&C Communications took a hand-held unit with him to determine whether or not it was worth repairing; it is ten-plus years old; parts may be hard to find.

Fire Department: Chief Brad Smith reported on the following business:

- Training: Fire Inspector Conference - two days; Elevator Training - Wednesday, Thursday & Friday.
- Lancaster City Schools preschool will be at the Firehouse on Friday.

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- Ohio Health will be at the Firehouse March 11-13 to have stroke training. He noted three to four other Departments will come in to train, as well.
- Discussion continued regarding a review of a contract draft of compensation with the unions. Trustee Sitterley will put this on the agenda to be revisited at the next meeting.

From the Trustees:

Trustee Sitterley presented the following items:

- Land Use Plan Draft: The Land Use Plan draft (16 pages summary of map that was approved) will be posted on-line, and the Board will take public comments before it is voted upon. Trustee Sitterley offered a copy to anyone in attendance.
- Revised Cooperative Economic Development Agreement: Amy Brown-Thompson and Holly Mattei worked on this document and it has a few revisions. Section 5.1 has been completely edited; A-F was deleted, with the G-L portion being moved up to the A-F portion. Trustee Sitterley wanted the Board to review the document before it was shared with the City of Lancaster. She noted the portion that stated that no matter where any land would end up, whether Township or City, the Township retains its right to get the money. The NCA would have percentages with actual numbers pertaining to the situation. The CEDA matches the Land Use Plan and map.
- City Law Committee Meeting: Trustee Sitterley attended this meeting last Friday, and noted eight members of the Council attended because they had an interest in the Wilson Road information. She noted there are four new members on the Council. Information was handed out to the attendees to make them aware of what would be coming, and Trustee Sitterley explained to them that the Township wanted to leverage anything that is developed there.

Floor

- Paul Arnett, landowner, asked if there was any idea when the culvert pipe on Whiley Road would be replaced. Tom Shafer responded that he did not have a date, but noted it needed to be done this year. He stated he needed to speak further with Mr. Arnett because the end of the pipe is on the Township right of way, and Tom will also need to speak with Tracy Kraner for the same reason - regarding the left side of the road in that area. Trustee Kosch noted he and Tom had also discussed the ditch on the west side of the road and doing something with that so it is not so dangerous. He noted it was deeper than it needed to be with the water that washed through there from Wilson Road over the years.

Trustee Kosch raised the issue of the RITA form he had to complete. He noted the address was incorrect, as well as the reason section; he stated it should be marked as "withdraw by mistake" rather than "other". He will be resubmitting it to the office with the corrections.

Trustee Kosch raised the issue of which Trustee would be attending the meetings at the Health Department. After discussion of the history, frequency of meetings (monthly vs. quarterly) and how the schedule was communicated to the participants, Trustee Kosch stated he would get the information and pass it on to Trustee Sitterley.

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Trustee Sitterley made a motion to enter Executive Session to discuss approval of pending litigation; seconded by Trustee Cotner.

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

Executive Session was entered at 6:58 p.m.

Trustee Kosch made a motion to come out of Executive Session; seconded by Trustee Cotner.

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

The Board came out of Executive Session at 7:02 p.m.

Trustee Sitterley made a motion as chairperson to retain the attorney that the insurance company recommended to the Board; seconded by Trustee Cotner.

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

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

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

The meeting adjourned at 7:03 p.m.