

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

March 05, 2019

Held 2:00 PM

The Greenfield Township Trustees met in special session at the Greenfield Township Administrative Office. Dave Cotner called the meeting to order. Dave Cotner and Lonnie Kosch were present. Kent Searle was out of the State.

Pete Griggs represented the Brosius, Johnson, Griggs law firm.

Brad Hutchison contacted Trustee Cotner to do an accelerated annexation of Timber Top into the City of Lancaster so he could start building condos and/or assisted living units. Mr. Hutchinson was told that all Greenfield needed to do is have all the trustees sign it over to Lancaster. Trustee Cotner stated he has about 72 acres that is surrounded on all sides by the City of Lancaster. Mr. Hutchinson told Trustee Cotner he would prefer to stay in Greenfield Township but has to annex into Lancaster to get utilities. Trustee Cotner stated that he spoke to Don with Fairfield Water & Sewer and was told that they are $\frac{3}{4}$ of a mile away from Mr. Hutchinson's property but it would cost about 2.5 million to hook it up. Trustee Cotner stated Mr. Hutchinson owns Company Wrench which is in Greenfield Township.

Mr. Griggs explained what the expedited type 2 annexation means. If 100% of the property owners petition and they meet statutory criteria, the commissioners have no discretion of denying a petition to annex. Some of the non-technical requirements are: 500 acres or less, you can't create an island or township land and will road maintenance issue be created which depends on how he is annexing and the issue has to be addressed. Mr. Griggs stated there are really no grounds for Greenfield to object to the annexation. Then what happens is Mr. Hutchinson files the annex petition with the County, the County has 5 days to send it to Greenfield, the Trustees have 20 days to consent or object to the annexation. If you do object, it has to be done by resolution, you don't have to do a resolution if you are consenting as silence is deemed consent, but you could do a resolution if you want. Then typically 30 – 45 days after, the County Commissioners meet and approve it, and then it goes to City Council. City Council has to wait 120 days (he thinks) and then they pass a resolution accepting the annexation. That is essentially the process. This land will remain part of Greenfield Township. Under expedited type 2 the township doesn't have the right to appeal if the commissioners approve it but there is a tradeoff. The property owner is prohibited from conforming the boundaries and kicking the township out. Also, there is dual jurisdiction, Lancaster & Greenfield will receive tax monies. The people that move into these condos will pay Lancaster income tax and Greenfield fire levy, they are eligible to run for city council and township trustee (not at the same time), Lancaster zoning will apply. Greenfield Fire Department will need to talk to Lancaster Fire to find out who is going to be first responder. Mr. Griggs stated the road will be maintained by Lancaster. Mr. Griggs talked about TIF & JED monies and how it would affect Greenfield Township with discussion following.

Trustee Kosch made a motion to take a recess, seconded by Trustee Cotner at 2:37 p.m.

ROLL CALL: Cotner: yes, Kosch; yes. Motion Passed 2-0

Trustee Cotner made a motion to come out of recess at 2:43 and was seconded by Trustee Kosch.

ROLL CALL: Cotner: yes, Kosch; yes. Motion Passed 2-0

Trustee Cotner stated that Brad Hutchison had been invited to speak to Mr. Griggs and the trustees. Mr. Griggs explained to Mr. Hutchinson how the expedited type 2 annexation works and about the dual jurisdiction with Lancaster. Mr. Hutchinson said the pre-annexation forms have been filed with the City. Mr. Griggs stated that when Mr. Hutchinson files the petition, it will then be sent to Dawn within 5 days of when he filed it. Mr.

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

March 05, 2019

Held 2:00 PM

Hutchinson asked if the trustees would be open to having one meeting with the City of Lancaster and Pete Griggs stated it would really just be a waste of time. Mr. Griggs explained how the taxes work and who gets what and also how the fire service is set up. Mr. Griggs asked Mr. Hutchinson who the developer was and Mr. Griggs stated it is Lemon Development out of Canton, Ohio. Trustee Cotner said maybe we need to find out what kind of annexation Lancaster is thinking about. Mr. Hutchison called the Lemon Development to verify what type of annexation was being done and was told it is an expedited type 2 annexation and also asked who the real estate attorney was and was told Tom Winkhart. Mr. Hutchison called the Mayor of Lancaster, Dave Scheffler. The Mayor said the Lemon Development wants to use a TIF on utilities to pay for infrastructure and roads. Mr. Hutchison also brought up the issue of which fire department would responder to this property with the Mayor and was told that is a conversation between the 2 fire department chiefs. Mr. Hutchinson explained how he wants to develop the land in to retail, patio homes, senior living, assisted living, nursing home and a community center.

Motion to adjourn made by Trustee Kosch, seconded by Trustee Cotner.

ROLL CALL: Cotner: yes, Kosch: yes: Motion Passed 2-0

Business concluded; meeting adjourned at 3:15 pm.