

## **RECORD OF PROCEEDINGS**

*Minutes of* **Greenfield Township Trustees Public Hearing** *Meeting*

March 11, 2020

*Held 6:30 PM*

The Greenfield Township Trustees held a Public Hearing regarding Greenfield Township Zoning Book changes at the firehouse. Chairman, Trustee Kosch called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch, and Kent Searle were in attendance. Kevin Yeamans, Zoning Inspector was also in attendance.

Trustee Kosch stated this meeting is to discuss changes to the zoning book that was submitted by the Zoning Commission and asked Kevin Yeamans, if this meeting was advertised in the paper and Kevin advised yes and this is the 11<sup>th</sup> day.

Trustee Kosch asked if there were any questions about the codes and if anyone was there to speak.

Trustee Cotner questioned why there was a need to have all zoning notices sent by certified mail. He didn't think that was necessary since it cost about \$6.00 or \$7.00 per letter and requires more time.

Trustee Kosch asked Kevin, how many letters are sent out and for rezoning changes. He stated that depends on the land owners. Kevin advised 8 to 9 and if there is ten or more then you don't have to send a letter to the owners advising of zoning changes instead it has to be in the paper as a legal notice.

Trustee Searle asked if there have been any issues about people not getting notified. Kevin stated no.

Trustee Searle asked if it would be ok to as the Zoning Commission member on why it is in there and Fiscal Officer Wyne stated he would have to be sworn in if he is going to speak.

Zoning Commission member, James Beiter (416 Coonpath Road) is sworn in by Trustee Kosch.

Trustee Searle asked why the Zoning Commission felt it was necessary that zoning changes needed to be sent via certified mail. James Beiter state, so that we can make sure that everyone got the notice and he believes it is stated somewhere in the code that it needs to be done.

Trustee Cotner stated he thought because of the time and money it would save the township if it was not necessary to send certified mail.

Kelly Prinz, 2117 Lavender Street, Lancaster was sworn in by Trustee Kosch.

Kelly stated she is surrounded by Greenfield and stated that in her past job she worked for a government agency in California and would send two letters to each property owner (1 certified and 1 regular mail). That way they had proof that the notice (certified) was sent out and the regular one, would show that the notice envelope was not sent back.

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Trustee Cotner stated that Kevin could keep a copy of each of the letters he sends out and in his experience the people involved in the Rockmill Brewery all got their regular letters as they showed up for the meetings. He also stated that the township has not had very many zoning changes.

Kevin stated that lately we haven't had many changes; however, no one showed up to the Walter Beaty one and advised there were about a half dozen mailings on that.

Trustee Kosch asked Kevin if the certified mailings would be covered in the fees that are charged. Kevin advised what we have learned from the Prosecutor's office in the last year for the Zoning Board of Appeals we are actually going in the hole; therefore to cover the cost of the certified mailing we would need to increase the fees.

Trustee Searle asked Kevin how does he currently keep the correspondence on who receives the notices. Kevin stated he researched the Fairfield County Auditor's website on the property and the property that is contiguous and he keeps a copy of the letter that is send to each property.

Fiscal Officer Wyne showed the Trustees the Ohio Revised Code on her phone which governs zoning.

It was asked Mr. Beiter if anyone from the public showed up for their public hearing on the book and Mr. Beiter stated that John Reef attended. Mr. Beiter is questioning on why the township is posting the notice in the Eagle Gazette.

Fiscal Officer Wyne stated that according to ORC written notice of hearings shall be mailed by first class mail, at least ten days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from the area proposed. The failure of delivery of that notice shall not invalidate any such amendment.

Trustee Searle stated, if the ORC says that we can do first class mail and we are not responsible for the mailman, then he personally doesn't think we need to do certified mail.

Trustee Cotner says he thinks certified mail should be strike from the changes and that is the only thing he sees.

Trustee Searle asked what needs to be done to take that one item out.

Trustee Cotner advised that a motion needs to be made to remove the one item and accept the proposal.

Motion made by Trustee Cotner to accept the changes from the Zoning Commission except for striking the certified mail requirement and sticking with the first class mail; seconded by Trustee Searle but stated he's got some discussion before the vote. Trustee Seale stated is there anything

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else? He stated that we kind of jumped into the motion. He asked Trustee Kosch if there was anything else and Trustee Kosch stated as long as we are meeting the Ohio Revised Code and keeping accurate records.

ROLL CALL: Cotner-yes Kosch-yes Searle-yes Motion passed 3-0

Trustee Cotner stated we can close this public hearing.

Trustee Searle asked what happens next with the zoning book? Is it redone or do these changes get posted to the back of the zoning book that we have now?

Kevin stated that even after your vote tonight either to accept or make changes you still have the 30 day referendum period that we have to wait on. Trustee Searle advised him that the Trustees already accepted the changes but wanted to know has the changes that were submitted by the Zoning Commission been incorporated in the current book. Kevin stated that the information he received and all of the trustees, the changes were struck through so the book would need to be redone. Trustee Searle asked who was going to do the book. Kevin stated he suppose he will but it would take some time. Trustee Searle stated that the Zoning Commission should have a working copy since they submitted the changes. Trustee Cotner advised that all the trustees were email a copy of the proposed zoning changes. Trustee Cotner stated that Kevin has the changes in front of him now that was submitted. Trustee Searle advised he didn't have it. There was discussion on who should do the updating of all the proposed changes would need to be made to the current book and it was decided that since the Zoning Commission should have a working copy, one of members should make the changes and send it to Kevin in Word so he could get it printed. Jim Beiter was asked if they had a working copy? Jim stated he doesn't. Jim asked if the changes have been passed and he was informed they were. Trustee Searle stated in his opinion, the Zoning Commission should finish updating the book and provide Kevin with the finish copy. Trustee Searle will speak with Kim Wickham, Chairperson of the Zoning Commission asking her to make the revision of the book since he believes she has a working copy.

Kevin stated that he has concerns with some of the other proposed changes. Trustee Searle advised him that the proposed changes had already been approved that were submitted by the commission. Kevin advised that he thought they were just approving the certified mail changes since there was no discussion on the other changes submitted.

Motion to close the hearing made by Trustee Searle; seconded by Trustee Cotner.

ROLL CALL: Cotner-yes Kosch-yes Searle-yes Motion passed 3-0

Meeting adjourned at 6:57 p.m.