

Greenfield Township Zoning Commission Meeting Minutes

Tuesday, March 14, 2023

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:02 p.m. on March 14, 2023, at the Greenfield Township Fire Department Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll call**

The Chair requested a roll call:

Jeff Zech, Chair
Patrick Callahan, Vice-Chair
June Queen, Secretary
Jack Barr
Kim Wickham
Amy Brown – Alternate

Tom Erlenwein, Greenfield Township Zoning Inspector
Lonny Kosch, Greenfield Township Trustee

Carlton Reaves, Greenfield Township Fire Department

- **Review of Previous Meeting Minutes**

The Meeting Minutes from the previous Meeting held on February 7, 2023, were reviewed by the Commission.

Patrick Callahan moved to accept the Minutes; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr; Kim Wickham, Yes. Motion carried and Minutes approved.

- **Discussion**

Jeff Zech provided Commission with a copy of the draft version of Section 425 of the Greenfield Township Zoning Code – titled Alternative Energy Conversion Systems. The Commission reviewed the draft, provided corrections, and discussed updates. June Queen suggested adding ‘but not limited to’ to #8 – Site Plan. Jack Barr questioned whether Geothermal systems should be included. Patrick Callahan stated that updated definitions, including Solar definitions, will need added once completed. Tom Erlenwein commented that this section applies to <50 (less than fifty) MW. June Queen stated this should be added to Section 425 for clarification.

Patrick Callahan reviewed the current permit application and opened discussion about permitting tiers and structure. Jack Barr suggested an entry level/base fee. Tom Erlenwein commented about importance of encouraging green/clean energy. Amy Brown suggested a permitting exclusion statement for accessory structures considered as minor (to be determined). Tom Erlenwein to report back with further information.

Jeff Zech continued discussion with Section 425.04 – Principal Energy Production Facility (commercial/industrial). Tom Erlenwein stated that the Greenfield Township Zoning Department would not have jurisdiction over this usage, however a section is still needed in the Zoning Code. The Commission agreed this section should include setbacks, beautification, screening, light intrusiveness, and decommission requirements. Jeff Zech will provide Section 425.04 draft for review at the next GTZC Meeting.

Jeff Zech continued discussion with Section 425.05 – Wind Turbines. Wind Load was discussed. Patrick Callahan to obtain information and report back at the next GTZC Meeting.

Tom Erlenwein suggested topics for future discussion and potential additional to the Greenfield Township Zoning Code such as ‘tiny houses and manufactured housing. Container houses and ‘barndominiums’ were also mentioned.

Tom Erlenwein continued discussion of the need to create clear/tight definitions for the following: Front Yard, Sign Abandonment, and Agricultural Exemption. For Agricultural Exemption, he suggested following the ORC language. For abandonment, Carlton Reaves suggested review of the Greenfield Township Fire Department’s definition for potential alignment.

- **Next Greenfield Township Zoning Commission Meeting**

The next Commission Meeting is schedule for Tuesday, April 18th at 6:00 pm at the Greenfield Township Fire Department Meeting Room.

- **Adjournment**

Jack Barr moved to adjourn the Meeting; Patrick Callahan seconded; Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion carried and Meeting adjourned at 7:25 pm.

Respectfully Submitted By: June Queen, Commission Secretary