



Greenfield Township Zoning Commission Regular Meeting Minutes

Tuesday, March 24, 2026

Call to Order

The Meeting was called to order by Chairperson, Jeff Zech, at 6:00 pm on March 24, 2026, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the meeting.

Roll Call

The Chairman requested a roll call from the commission:

Jeff Zech, Chairman	Jack Barr
Patrick Callahan, Vice- Chairman	David DeLong
Jill Maiher, Secretary	Kim Wickham, Alternate – not present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guests: Russell May

Chairman Zech asked the commission to review the February 24, 2026, meeting minutes. All zoning commission members reviewed the minutes. Jack Barr made a motion to approve the minutes as written and Vice- Chairman Callahan seconded the motion. A vote was taken:

Jill Maiher – Yes Pat Callahan – Yes Jeff Zech – Yes Jack Barr – Yes David DeLong – Abstained

February 24, 2026, meeting minutes were approved.

Chairman Zech asked the commission to review the March 10, 2026, meeting minutes. All zoning commission members reviewed the minutes. Vice-Chairman Pat Callahan made a motion to approve the minutes as written, and David DeLong seconded the motion. A vote was taken:

Jill Maiher – Yes Pat Callahan – Yes Jeff Zech – Yes Jack Barr – Yes David DeLong – Yes

The March 10, 2026, meeting minutes were approved.

Chairman Zech asked the guest, Russell May, to speak. Russell May wants to build a second dwelling on his property for an elderly parent. Our current zoning code does not have any regulations regarding building a second dwelling on the property. The commission told Russell May that he would have to check with the Fairfield County Health Department regarding putting in a separate well and septic for the second dwelling. Also, he would have to go through a BZA for a variance to get approval. All commission members agreed that they did not have an issue with it and that we would explore adding accessory dwelling units into the zoning code.

Chairman Zech made a motion to explore adding an accessory dwelling units into the zoning code. One accessory dwelling unit per parcel of land that is more than 5 acres with the health department approval. Jack Barr seconded the motion. A vote was taken:

Jill Maiher – Yes Pat Callahan – Yes Jeff Zech – Yes Jack Barr – Yes David DeLong -Yes

The motion was passed.

Old Business

The commission continue discussing the current version of the Greenfield Township Zoning Code (GTZC) with the Model Zoning Code (MZC). Discussions were made on the current chapters that each member is reviewing. The commission will continue this working session at our next meeting.

New Business

Jeff Williamsen stated that the Regional Planning Committee (RPC) will be having their meeting on April 7, 2026, and our resolution for the Date Center amendment will be presented at that time. If RPC approves the amendment, then the commission will be able to set a hearing date.

Jeff Williamsen stated that there will be a resolution presented to the trustees tomorrow night for a moratorium in the area of the Wilson Road corridor.

Next Meeting

The next Regular Public Meeting is scheduled for Tuesday, April 14, 2026, at 6 pm at the Greenfield Township Fire Department Meeting Room.

Commission Member Jack Barr made a motion to adjourn the meeting, and Jill Maiher seconded the motion. A vote was taken:

Jill Maiher – Yes Pat Callahan – Yes Jeff Zech – Yes Jack Barr – Yes David DeLong - Yes

The motion passed and the meeting was adjourned.

The meeting adjourned at 7:36 pm.