

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday, April 2, 2024

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on Tuesday, April 2nd, 2024 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

Amy Brown – absent
Kim Wickham, Alternate - not present

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

Guests: None present

Meeting Minutes from February 13, 2024 were reviewed by the Commission. Pat Callahan made a Motion to approve the Meeting Minutes; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Motion approved.

Hearing Minutes from February 27, 2024 were reviewed by the Commission. Patrick Callahan made a Motion to approve the Hearing Minutes; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Motion approved.

- **Old Business**

Breezeways and Accessory Structures - Section 415.03:
Patrick Callahan provided an updated, draft section of 415.03 Breezeways and Accessory Structures on Residential Parcels (includes formatting updates). The draft was reviewed and discussed. Patrick Callahan suggested more precise language for accessory structure setback in relation to primary residence.

Jeff Zech made motion to approve the updated draft to include changes per Patrick Callahan's suggestion and to send on for Regional Planning Commission (RPC) review

and recommendations. Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes.

Patrick Callahan stated he will provide an updated, clean version to Jeff Zech for submission to the RPC.

- **Updates from the Zoning Inspector:**

Tom Erlenwein invited the Board of Zoning Appeals (BZA) to attend Zoning Commission meetings. He mentioned there have been various concerns voiced by community members brought to his awareness at the township office, and he continues to respond to questions and requests in a timely manner.

Tom expressed appreciation for the Commission's hard work on the recent updates to the Solar section of the Zoning Code. He stated that a community member planned to attend tonight's meeting to express their appreciation (no visitors present at this meeting).

- **Next Greenfield Township Zoning Commission Meeting**

The next Regular Public Meeting is planned for Tuesday, May 21st at 6:00 pm at the Greenfield Township Fire Department Meeting Room.

June Queen made a Motion to adjourn the Hearing; Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes. The Hearing was adjourned at approximately 6:33 pm.

Respectfully Submitted By: June Queen, Commission Secretary