

Greenfield Township Zoning Commission

Meeting Minutes

April 6, 2022

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:01 p.m. on April 6, 2022, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance to the Flag of the United States of America 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 - Absent

Caitlin Barbee, Greenfield Township Zoning Inspector

Other Attendees: Jim Beiter, Guest

- **Review of Previous Meeting/Hearing Minutes**

The Minutes from the previous Hearing held on February 2, 2022, were reviewed by the Commission. Jack Barr moved to approve the Minutes as written. Pat Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; The Motion carried and the Minutes approved as written.

The Minutes from the previous Meeting held on February 2, 2022, were reviewed by the Commission. Jack Barr moved to approve the Minutes as written. Pat Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; The Motion carried and the Minutes approved as written.

- **Discussion**

Caitlin Barbee, Zoning Inspector, opened the discussion to compare, contrast, and revise Zoning Code of Greenfield Township sections HB and B1. Goal is to retain the most reasonable, restrictive controls and ensure continuity.

Proposals for language changes discussed (to include, but not limited to):

- Accessory Uses - remove 340.3, #3, section on Dwelling Units
- Rename Service Stations to Gas Stations and move to Permitted Use and retain Conditional Use language 'approval requirement by the Greenfield Twp Trustees'
- Permitted Uses to match across both documents
- Retain personal storage warehouse section
- Retain Minimum Development Standards as listed in B1
- Move Rear Yard to 345.03 #3 to Accessory Uses #4
- Minimum Lot Width change to 150 ft. and add language 'where public water and sewer are available'
- Edit Height language to 35 ft. and remove Stories requirement
- Retain lighting language – this section for further review
- Retain Trash and Garbage Control section
- Landscaping/Buffering – this section for further review

June Queen to write up revised sections and provide to commission members for review and further refinement.

- **Next Meeting**

The next Zoning Committee Meeting is scheduled for Wednesday, May 18 at 6:00 pm at the Greenfield Township Firehouse Meeting Room.

- **Adjournment**

Jack Barr made a Motion to adjourn the Meeting and Jeff Zech seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes. The Meeting was adjourned at approximately 7:46 pm.

Respectfully Submitted By: June Queen, Secretary