

Greenfield Township Zoning Commission

Regular Meeting Minutes

Tuesday, April 8, 2025

- **Call to Order**

The Meeting was called to order by Vice-Chairperson, Patrick Callahan, at 6:00 pm on April 8, 2025, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll Call**

The Vice-Chair requested a roll call of the Commission:

Jeff Zech, Chair - absent
Patrick Callahan, Vice-Chair
June Queen, Secretary
Jack Barr
David Delong
Kim Wickham, Alternate – not present

Jeff Williamsen, Greenfield Township Zoning Inspector

June Queen informed guests to sign in if desire to speak. None desired to speak.

Patrick Callahan opened the Meeting.

Patrick Callahan requested Commission review of the Minutes of the previous Public Meeting held on March 11, 2025. There were no revisions or corrections. David Delong made a Motion to approve the Minutes. Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jack Barr, Yes; June Queen, Yes; David Delong, Yes. Minutes Approved.

Patrick Callahan requested Commission review of the Minutes of the Public Hearing held on April 2, 2025. There were no revisions or corrections. David Delong made a Motion to approve the Minutes. Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jack Barr, Yes; June Queen, Yes; David Delong, Yes. Minutes Approved.

- **Zoning Inspector Update:**

Jeff Williamsen asked whether there was language in the Code regarding portable storage units, such as storage containers, PODS and including time allowance/duration, setbacks, and permanent vs temporary. There is a definition in the Code for Portable Storage Unit. Patrick Callahan stated all portable storage units are considered accessory structures and must meet setback rules.

Jeff Williamsen noted that in the updated Code under Section 355.02, there is reference to 340.03(C), however this does not exist. Commission to review and update.

Jeff Williamsen noted that updated Code Appendix A – Zoning Rules of Procedure, there is a numbering typo within the document. The Commission agreed that this can be edited per the online version (available on the Township website).

Jeff Williamsen asked whether the Commission would agree to a Regional Planning Commission Model Zoning Code overview sometime in May. The Commission stated agreement.

Jeff Williamsen commented that short term rentals have become an issue at Buckeye Lake and typically require rezoning change to short term rental status. He asked that the Commission consider adding short term rental language to the Code. Patrick Callahan commented that the county requires safety inspections of these type of rentals. Jeff Williamsen stated he will check Walnut Township's Code.

- **Old Business** - none discussed
- **New Business**

Code Section Review - PUD

- The Commission discussed need to clarify and well define density and dwelling unit/living unit and acreage requirements under the PUD section of the Code. Jeff Williamsen asked if a Commission member could meet with a Trustee to discuss and define. June Queen stated she would inform Chair, Jeff Zech, of the request.

Patrick Callahan asked who is responsible for overseeing adherence to PUD requirements. Jeff Williamsen stated it is the Zoning Inspector's responsibility to oversee and report back to the Trustees. Jeff Williamsen suggested checking the Regional Planning Commission's Model Zoning Code for potential definitions and opinions.

Code Section Review – R-3

- R-3 Permitted Uses – Section 320.05. The Commission discussed possible language change to four dwellings per structure and one dwelling structure per 0.5 (one half) acre. Patrick Callahan commented there are no open space requirements in R-3. The Commission decided that more research of other township codes for R-3 is needed.

Agricultural Exemption Request Form Review - Structures

- Agricultural Exemption Request Form Language: Jeff Zech provided a suggested update (presented by June Queen) to “The primary purpose of the building has to be for an agricultural purpose. The building can have multiple uses so long as the non-agricultural use furthers the agricultural use.” The Commission discussed updating Code Section 400.01 – one term of ‘generally’ to ‘primarily’. Patrick Callahan questioned whether the form necessitated notarization of applicant signature. June Queen recommended this remain a requirement.

- **Next Meeting**

Regular Public Meeting scheduled for Tuesday, May 13, at 6:00 pm, at the Greenfield Township Fire Department Meeting Room. Regular Meetings are slated for the second Tuesday of each month.

- **Adjournment**

Jack Barr made a Motion to adjourn the Meeting. David Delong seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jack Barr, Yes; June Queen, Yes; David Delong, Yes. Motion Approved.

The meeting was adjourned at 7:43 pm.

Respectfully Submitted, June Queen – Commission Secretary