

Greenfield Township Zoning Commission
Hearing Minutes
Tuesday, April 18, 2023

- Call to order

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on April 18, 2023, at the Greenfield Township Firehouse 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
Amy Brown
Jack Barr
Kim Wickham

Tom Erlenwein, Greenfield Township Zoning Inspector

Guests: Lonnie Kosch Sr, Adam DeLong, Lorie Douglas, Andy Kraner, Marti Cordray, Alex Vaughn

- Topic: DeLong Properties LLC, owner Adam DeLong - Zoning Change from R1 to Planned Rural Business (PRB)– 4730 Wilson Rd., Lancaster OH 43130, Greenfield Township – Parcel Number 0130070100

Andy Kraner - Resident of 4868 Wilson Rd., Lancaster OH 43130. Mr. Kraner stated that he is against any zoning changes. Mr. Kraner stated that he has no objections to the DeLong business staying in operation but he is against any zoning changes in the area.

Tom Erlenwein, Zoning Inspector clarified the proposed zoning change in that the change is conditional on the approved proposal only. Mr. Erlenwein stated that the Regional Planning Commission recommended rejecting the rezoning proposal due to septic and parking not being adequate for the number of employees.

Adam DeLong, owner of 4730 Wilson Rd., Lancaster OH 43130. Mr. DeLong stated that the conditional nature of Planned Rural Business is important to him due to being a resident of the township and not wanting unchecked development. Mr. DeLong stated he is willing to have the septic and parking upgraded to accommodate

Amy Brown asked Mr. Delong for clarification about material and equipment storage. Mr. Delong stated that their company is a nationwide company and that material and equipment are shipped to job sites directly.

Alex Vaughan, Resident of 4688 Wilson Rd., Lancaster OH 43130. Mr. Vaughan stated he does not oppose the zoning change proposal due to the conditional nature of Planned Rural Business.

Jack Barr made a motion to accept Mr. Delong's request to change from R-1 to PRB; Pat Callihan seconded the request. Vote was taken: Patrick Callahan, yes; Amy Brown, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion carried.

Marti Cordray, Resident of 4930 Wilson Rd. Lancaster OH 43130. Ms. Cordray stated that she is in agreement with everything that has been stated during the hearing.

- Adjournment

Jack Barr made a Motion to adjourn the Meeting; Amy Brown seconded the Motion. Vote was taken: Patrick Callahan, yes; Amy Brown, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. The Meeting was adjourned at approximately 6:25 pm.

Respectfully Submitted By: Jeff Zech, Greenfield Township Zoning Commission; Chair