

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Public Hearing - Continuation

April 24, 2025 - Held 7:30 PM

The Greenfield Township Trustees met for a public hearing continuation of the April 10, 2025 public hearing at the Greenfield Township Firehouse. Trustee Cotner called the meeting to order and asked those in attendance to be sworn-in, in case anyone wished to speak. The swearing-in was conducted by Zoning Inspector Williamsen. Trustee Cotner then led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Bart Overly, architect with Blostein/Overly Architects, was the first speaker. He explained they were responding and following up on six action items from the Board from the April 10, 2025 Hearing, and outlined them as follows:

1. Traffic Study Request: A contract has been created with DGL Consulting of Maumee, Ohio to conduct trip generation analysis, with the results communicated directly to the Trustees of Greenfield Township.
2. Site Fill and Compaction: The project follows the Ohio EPA's definition of clean, hard fill of any fill needed for construction purposes.
3. Stormwater Retainage and Protection: The project has to adhere to the Ohio EPA's Construction Stormwater Pollution Prevention Plan - SWP 3; an extensive checklist conducted by Mad Scientist, LLC, environmental consultant and coordinated with the general contractor.
4. Wetlands Trail Improvements: A video of the existing trail will be presented; specifications for improvements will be presented.
5. Setbacks: The prior request for sideyard setbacks divergence was eliminated in the new site design that will be shared.
6. Intensity of Use: The divergence to the Uplands and how it compares to other types of projects will be discussed as it relates to the PUD and the existing R3 zoning code.

Mr. Overly went on to address each of the six points in detail, explaining how they would be dealt with, and then the Board opened the floor for discussion and questions. Five members (or a representative) of the community expressed their concerns over various aspects of the potential project being built, including the wetlands, the school system, the ecological impact, and the road conditions and increased traffic, among other things.

Additional discussion was held concerning the measurement and requirements of setbacks and property lines, with additional explanation by Tom Shafer, Road Superintendent, to clarify measurements from the roadway.

Trustee Searle expressed his concerns about the divergence and the higher density being requested. Mr. Overly clarified the issue regarding the wetlands being preserved in the development, and the unusual nature of the site. Trustee Kosch expressed his concerns about the water runoff and who would take care of it.

With no further discussion, Trustee Searle made a motion to approve the PUD development plan; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: No Kosch: No Searle: No Motion Failed 3-0

With no further business to come before the Board, Trustee Kosch made a motion to adjourn; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0

The meeting adjourned at 8:11 p.m.