

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

Held 7:00 PM

5-4-16

The Greenfield Township Trustees met in special session at the firehouse to continue the Rockmill Brewery Rezone Hearing from April 20, 2016. Dave Cotner called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch, and John Reef were present.

FROM THE FLOOR

All attendees were sworn in.

Attorney Jeff Brown representing Rockmill Brewery discussed the revisions to address concerns of residents in the area. Attorney Brown discussed some of the revisions. Attorney Brown discussed the noise decibels and they will be limited to 42 decibels. (The revisions are attached to these minutes). Lonnie asked how much parking will be provided and wedding size; Matt Barbee stated 100 car parking and the wedding size would be 150 people. The reception area will have to adhere to fire codes in place. Dave asked Mr. Barbee how this would increase customer traffic. Mr. Barbee does not anticipate an increase.

Steven Shafer stated he was concerned with traffic, and controlling what will occur at the property.

Lawrence Phelps, 1246 Mt. Zion Road, stated everyone know what the decision will be. He stated this will be spot zoning. Mr. Phelps does not appreciate the traffic this will create. Mr. Phelps read the trustees responsibility for the community.

Karen Phelps, 1246 Mt. Zion Road, stated she was still against changing the zoning.

Justin Derringer, 1074 Mt. Zion Road, was concerned about lighting. He was also concerned about noise and traffic. Justin was concerned about the minor changes that may be allowed by the Zoning Commission in the future should this be approved and how they could affect the neighbors.

Michelle Zahr, 1250 Mt. Zion Road, stated that Mr. Barbee stated he thinks he will have the same number of customers, there is no way of knowing how this will affect his business. Mrs. Zahr is concerned and feels this should not be approved.

Heath Harner is concerned with controlling the noise and traffic in the area.

Dave stated there has not been any decision made as yet and there is another meeting with the Prosecuting Attorney Jason Dolin in executive session prior to the next Trustees Meeting on May 11, 2016.

Attorney Brown stated that the PUD will help control the activities, and provide much more control for the Trustees and the Zoning Commission.

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Matt Barbee thanked the attendees for their feedback, and knows their input will make this PUD more agreeable to the neighborhood. Mr. Barbee stated that the brewery is currently accommodating 100 cars so this will not be an increase. The difference is it will be more controlled. There will be no lighting that will be noticed from the neighboring property it will be down lighting and not visible to the surrounding properties. Mr. Barbee stated that the noise level will be maintained at the 42 decibel level and if the neighbors are bothered in any way they should just let him know and he will remedy the situation.

Justin Derringer, 1074 Mt. Zion Road, made a statement that he appreciates Mr. Barbee's professionalism, but every statement, can be reversed. Mr. Derringer does not feel there will be any way to control and enforce the PUD requirements.

Lawrence Phelps, was concerned that one person was not in attendance, and may not be involved anymore.

John moved to close the Hearing, the Hearing date will be decided after discussion with Prosecuting Attorney Jason Dolin. The date for the hearing will be posted on the website. Dave seconded, all voted yes.

Business concluded; meeting adjourned.