

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday, May 9, 2023

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:05 p.m. on Tuesday, May 9, 2023 at the Greenfield Township Zoning Department. 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
June Queen, Secretary
Amy Brown

Jack Barr – not present
Kim Wickham – not present

Tom Erlenwein, Greenfield Township Zoning Inspector

Guests: Steve Eversole and James Johnson.

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

The Commission agreed to defer the reading of the Minutes from the previous Hearing and Meeting, held on April 18th, 2023, until the Regular Zoning Commission Meeting.

- **Guests Present – Tiny Homes Proposal:**

Guest, James Johnson – J. Johnson Investments LLC: presented a proposal regarding one of his properties located behind Colonial Estates. Parcel ID is 0140099810 / address 2429-2439 Columbus-Lancaster Road NW, Lancaster. This property previously included four mobile homes (rear of Colonial Estates). He provided a packet to each Commission Member that included copies of the following documents: Conceptual Site Plan – Tiny Homes (two pages); Fairfield County Auditor Parcel Information; Colonial Estates Lot Plan; and Acreage Map. He would like to construct nine (9) tiny homes (16 X 32 = 512 square feet per home) for residential rental purposes, preferably for retirees or professional individuals. These would be in place of where the four (4) mobile homes were located.

The Commission reviewed the documents and continued discussion. Tom Erlenwein stated he was previously made aware of the proposal, however upon review of the presented documentation, he will require time for in-depth review to include compliance, zoning classification, structure density change, etc. Tom Erlenwein stated a zoning

change would be required. While this appears to be legacy MH Code, the proposed lots most likely do not meet building density specifications for MH. He plans to take to the next Greenfield Township Trustees Meeting for further input.

Guest, Steve Eversole: Mr. Eversole attended with Mr. Johnson. He offered to provide a copy of Lancaster City's zoning code that applies to tiny houses and container homes. Patrick Callahan asked whether sewer and water is present on the property, and Mr. Eversole confirmed sewer and water is present.

The Commission discussed current zoning regulations regarding tiny homes, accessory structures, manufactured homes and mobile homes. The Commission is already currently working on updates to the Greenfield Township Zoning Code.

The Commission thanked Mr. Johnson and Mr. Eversole for attending. Tom Erlenwein to follow-up with them on this proposal.

- **Regular Discussion:**

Tom Erlenwein mentioned there continues to be an issue with business being conducted out of residential properties. He stated that a brochure is being developed with plan for township-wide distribution, which will help create awareness and educate the community on what is and is not permitted.

Tom Erlenwein advised that the Commission review cell tower codes, including installation, upgrades, decommission and removal.

June advised moving forward with a dedicated meeting in order resume Commission work on code and definition updates, such as tiny homes, front yard, solar power, conditional use, breezeways, and to also include cell towers. Tom Erlenwein agreed that these items should be priority on the next meeting agenda.

Patrick Callahan continues to work on ideas for permit free structure revision.

- **Next Greenfield Township Zoning Commission Meeting – Regular Meeting**

The next date of the next Regular Zoning Commission Meeting is planned for Thursday, June 15, 2023. Location to be the Greenfield Township Fire Department Meeting Room.

- **Adjournment**

Patrick Callahan made a Motion to adjourn the Meeting; June Queen seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Amy Brown, yes; The Meeting was adjourned at approximately 7:26 pm.

Respectfully Submitted By: June Queen, Commission Secretary