

Greenfield Township Zoning Commission

Meeting Minutes

May 18, 2018

- **Call to order**

The meeting was called to order by Jim Beiter, vice-chairman, at 6:00 p.m. on a May 15, 2018, at the Greenfield Township Firehouse. The Pledge of Allegiance to the Flag of the United States of America was recited at the opening of the meeting.

- **Roll call**

The Chairman conducted a roll call, asking each member to give name and address. The following members were present:

Jeff Bader, 5685 Rauch Rd. -alternate
Jack Barr, 1642 Winding Oak Dr.
Jim Beiter, 416 Coonpath Rd. NW
Jeff Kraner, 1955 Carroll Southern Rd.
Kim Wickham, 5964 Havensport Rd.

Other attendees: Kevin Yeamans, John Reef Sr, Walter Beatty, Kent Searle, Jennifer Wolfe

Jim apprised everyone about Bob Paulus' resignation and reminded all that it is the trustees' decision to decide who will replace Bob on the commission.

- **Review of Minutes of Previous Meeting**

Minutes from the March 20, 2018, meeting were reviewed. Jeff Kraner moved to approve the minutes with corrections (change committee to commission, hearing to meeting). Jack seconded the motion. A Roll Call vote was taken: Jeff B, Yes; Jack, Yes; Jim, Yes; Jeff K, Yes; Kim, Yes. Motion carried. Minutes approved as corrected.

- **Discussion**

While reviewing past meeting minutes, Jim noted that on March 23, 2016, the township trustees decided to use the Rules of Procedure which call for the zoning commission to meet regularly.

Jim also advised the group that the two-year anniversary of the brewery rezoning is approaching. Applicants who apply for a change in zoning are supposed to enact those changes within two years of receiving permission. Kent Searle stated that Dave Cotner is looking into the situation.

- **Updated Zoning Book**

The trustees have not yet set a date to hold a hearing about the proposed changes to the zoning code.

Kent Searle reassured Jeff Kraner that the trustees have a lawyer on retainer or can use the county prosecutor if they have any legal questions regarding the changes.

Jeff Kraner asked about the township having an environmental enforcer for the township. Jack commented that some townships have an environmental court to help solve issues.

- **Advice on Lot Split**

Walter Beatty came to the meeting to discuss a lot split on his property at 1495 Lancaster-Kirkersville Rd. He wants to split off 3 acres from his lot and connect it to a nearby stub street. Then he proposes to build storage units. This is near a residential area incorporated by the City of Lancaster. He has met with James Mako from Fairfield county who noted that he had no road frontage and the property did not quite reach the stub street. The land is currently zoned R-1. Mr. Beatty would need the property to be rezoned in order to build storage units on it.

The members of the commission recommended that Walter Beatty talk to the City of Lancaster to see what they recommend and if there are possibilities of the stub street being extended or the city annexing that area. If he wants to continue, he will need to go to the Zoning Board of Appeals because he does not have the required road frontage for the 3 acre split.

- **More Discussion**

Kent Searle questioned the motive behind changing the minimum distance for an accessory structure from the lot line to 10 feet in the proposed zoning book changes. Jack reminded everyone that it had been discussed several times. Kevin recommended the change based on the many requests he has had from constituents.

- **Election of Officers**

The commission began election of officer with the chairman. Jeff Kraner nominated Jim Beiter but Jim declined. Jim moved that Kim Wickham be chairman. Jack seconded the motion. A role call voted was taken: Jeff B, Yes; Jack, Yes; Jim, Yes; Jeff K, Yes; Kim, Abstain. Motion passed.

Jack Barr nominated Jim for vice chairman. A role call voted was taken: Jeff B, Yes; Jack, Yes; Jim, Abstain; Jeff K, Yes; Kim, Yes. Motion passed. Kim is now the chairman of the zoning commission and Jim remains the vice chairman. This term runs out at the end of 2018.

- **Discussion of Future Meetings**

The commission discussed whether they would meet on an as needed basis or hold regular monthly meetings. They decided to hold a meeting each month so as to be available to the community.

The commission requested that Kevin come to the meeting so he can advise everyone on what is coming up and going on in the township. Kevin responded that the members can find out all of this information by attending the trustee meetings. Kevin agreed to keep the lines of communication open with the commission.

- **Fairfield County Comprehensive Plan**

Jim shared with everyone points of the Fairfield County Land Comprehensive Plan. He disagrees with the accuracy of this plan.

- **Next meeting**

The next meeting will be on Tuesday, June 19th, at 6:00pm at the Greenfield Firehouse.

- **Adjournment**

Jack Barr moved to adjourn the meeting. Motion seconded by Jeff Kraner. A Roll Call vote was taken: Jeff B, Yes; Jack, Yes; Jim, Yes; Jeff K, Yes; Kim, Yes. Meeting adjourned at 7:04 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.