

Greenfield Township Zoning Commission

Hearing and Meeting Minutes

May 16, 2017

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on May 16, 2017, 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:

Jack Barr, 1642 Winding Oak Dr.

Jim Beiter, 416 Coonpath Rd.

Jeff Kraner, 1955 Carroll Southern Rd.

Bob Paulus, 4075 Stringtown Rd.

Kim Wickham, 5964 Havensport Rd.

Guests: John Reef, Dave Cotner, Kevin Yeamans, Lonnie A. Kosch Sr., Lori Anderson, Jenifer Gawell, Steve Eversole, Gary Smith, Jennifer Wolfe

- **Review of Minutes of Previous Meeting**

Minutes from the April 18, 2017, meeting were reviewed. Jeff moved to approve the minutes. Kim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved.

- **Discussion about Holding Zoning Hearings**

As the zoning commission was not part of the scheduling process for this hearing pertaining to Old Columbus Rd., Bob recommended that the committee vote on whether or not to hold the hearing. Jeff moved to go ahead and hold the zoning hearing. Kim seconded the motion. A Roll Call vote was taken: Jack, No; Jim, No; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried.

In order to make sure that the zoning commission is prepared and has the requisite number of members present, Bob moved that one month's notice is given to the zoning board for the hearing. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion approved. He also noted that per the zoning book, the zoning committee is supposed to set the time and place of the hearing.

- **Application for Rezoning of 4620 Old Columbus Rd NW**

Lori Anderson, property owner, and Jenifer Gawell, realtor, proposed the property zoning be changed from Rural Residential to Highway Business District. Property currently adjoins other properties that are zoned Highway Business District and the noise traffic on the highway makes the property no longer suitable for residential purposes. The Fairfield County Regional Planning Commission recommends approval of the proposed rezoning. Jim moved to recommend to the trustees that the property be rezoned Highway Business District. Jeff seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion approved.

Jack moved to adjourn hearing. Jim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Hearing adjourned at 6:20pm.

Zoning Meeting resumed at 6:25pm.

- **Reviewing Final Draft of Zoning Book**

Gary Smith talked with the committee about a few details with the final draft:

- Industrial District – need to find the date that allows Industrial that was zoned before “ ?” to use Business zoning.
- Add definition for Pool, in-ground and Pool, above-ground.
- Changed resolution to code.
- Marijuana farm will likely be regulated under agriculture.
- Add definition for Mother-in-law suite as attached to main house.
- Add to front: Zoning in Greenfield Township general election, November 1959.
- Add Child Daycare Type A (12 yr olds/ up to 12 kids) as a conditional use.
- Look into regulations for solar panel arrays as a conditional use.

Gary described the process for putting the new zoning book into effect. The Regional Planning Commission will look over the book and make recommendations. A public hearing will be held. The trustees must pass/approve the new zoning code. After a referendum period of 30 days the new book becomes law.

For the next meeting, each member should bring two sets of notes: one a list of typographical errors in the book and the other a list of items that should be changed.

- **Next meeting**

Tuesday, June 20, 2017, at 6:00pm at the Greenfield Township Firehouse

- **Adjournment**

Jack Barr moved to adjourn the meeting. Motion seconded by Jim Beiter. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Meeting adjourned at 7:52 p.m.

Respectfully submitted by Jennifer Wolfe, secretary. Approved 6/20/2017.