

## RECORD OF PROCEEDINGS

*Minutes of*

**Greenfield Township Trustees**

*Hearing*

May 17, 2023 – 6:30 p.m.

The Greenfield Township Trustees met for a hearing at the Greenfield Township Firehouse. Trustee Kosch called the meeting to order with the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Kosch opened the hearing by stating the Board was asked to make a decision on a rezoning request by Adam DeLong, which was sent to them by the Zoning Commission. The Zoning Commission had recommended approval of the rezoning change from R-1 to Planned Rural Business (PRB). The address is 4730 Wilson Road, Lancaster; Parcel Number 0130070100. Mr. DeLong was sworn in to speak on the issue.

Trustee Kosch asked Mr. DeLong if he had any questions. Mr. DeLong stated he did not, as he and Zoning Inspector Tom Erlenwein had talked quite a bit during this process, and he felt that they had learned quite a lot in the process, and he had gotten all his questions answered. He tried to present all information to the Board and answer any questions they may have.

Trustee Kosch inquired about the development plan that Mr. DeLong had submitted. Mr. DeLong explained that initially, the information he submitted was very vague, and almost appeared to be a blank parcel. He created a new document and submitted it so the existing building could be seen; there was nothing being built further and it showed the remainder of the parcel. That is where the confusion had been with the county.

Trustee Kosch asked about the development plan and 65-acre parcel. Mr. DeLong stated the actual building space is approximately two acres. Tom Erlenwein pointed out that the application was only for the barndominium and the parking spaces; it does not include any of the other outbuildings, the pole barn, or the rest of the property; that remains farmland. The RPC Technical Review Committee recommendations were to make sure there was sufficient parking for the employees, as well as reviewing the septic for the septic load that would be needed for the employees.

Trustee Searle asked for confirmation that the 65-acre lot is one parcel, and Tom Erlenwein confirmed that it is. Trustee Searle reiterated that the entire parcel would be rezoned as PRB, and could not be zoned differently in sections or parts.

Regarding the house on property, Mr. DeLong stated this is where the employees are housed. The barn holds old and miscellaneous property. Only the house is part of the business. Mr. DeLong understood that if he did want to move employees to the barn in the future, he would need to come back to seek new zoning.

Trustee Searle stated again that the plan for the property rezoning as part of the PRB is tied to the property and cannot be changed. If Mr. DeLong wants to do something differently in the future, he would need to come back to the Board with a new plan, and they would have the opportunity to approve/disapprove.

The Board reiterated that once the zoning is changed to PRB, it remains that way, and if there were to be a new owner in the future, they cannot use it for anything other than what it is zoned for; it does not revert to the former zoning. Unless the new owner would submit a request to rezone and come before the Board with the plan, it stays the same. Mr. DeLong stated he understood, and said he has no intentions of selling the property, and wishes to keep it as it is.

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With no further discussion, Trustee Searle made a motion to approve the redistricting to Planned Rural Business; Trustee Cotner seconded the motion.

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

With no further business to be discussed, a motion to adjourn was made by Trustee Cotner; seconded by Trustee Kosch.

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

Hearing adjourned at 6:43 p.m.