

Greenfield Township Zoning Commission

Meeting Minutes

May 18, 2022

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:02 p.m. on May 18, 2022, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance to the Flag of the United States of America 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
Jack Barr
Kim Wickham

Caitlin Barbee, Greenfield Township Zoning Inspector

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

The Minutes from the previous Meeting held on April 6, 2022, were reviewed by the Commission. Caitlin Barbee asked for sentence amendment to remove her name from plan to draft the revised sections of the Code. This should be listed as June Queen only. Members agreed.

Kim Wickham noted that Lonnie Kosch, Greenfield Township Trustee, should be added to the attendee list for the Hearing Meeting Minutes that was held on February 2, 2022. Members confirmed that he was present for the meeting, but did not sign in. June Queen will edit the attendee list in the February 2, 2022 Hearing Minutes accordingly.

Kim Wickham moved to accept the Minutes as amended; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion carried and Minutes approved.

- **Discussion**

Caitlin Barbee, Zoning Inspector, opened the discussion to continue review and revision of the Zoning Code of Greenfield Township sections HB and B1. Caitlin continues to consult with the County Prosecutor and RPC on recommended model language.

June Queen presented Draft #1 of the updates for Commission review. With the exception of Purpose definition, Business District (B-1) and Highway Business (HB) permitted uses to match.

Additional proposals for language changes discussed (to include, but not limited to):

- B-1 Business District – edit Purpose section
- HB Purpose - remove 'major' from highway corridor description
- HB Minimum Lot Area – remove second requirement (duplicate – also in Minimum Lot Width section)
- HB Minimum Lot Area – add standard for when public water/sewer are *available*
- HB Minimum Lot Width – add 'No' (missing text) to first requirement (buildings, HB structures, improvements construction)
- HB Minimum Lot Width – remove third requirement 'two-hundred feet of continuous road frontage on a secondary road line...'
- HB Minimum Lot Width – revise fourth requirement to 'minimum lot width shall be one-hundred and fifty (150) feet *at all points*'
- HB Minimum Lot Width – remove fifth requirement (duplicate – also in Minimum Lot Area section)
- Discussed and revised HB Exterior Lighting to match language in Off-Street Parking and Loading (references Section 435 of Code).
- Discussed and revised Landscaping and Buffering to match language in Off-Street Parking and Loading (references Section 435 of Code).
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June Queen to proceed with edits and provide Draft #2 to Commission Members for review prior to the next meeting.

- **Next Meeting**

The next Zoning Committee Meeting is scheduled for Tuesday, May 24 at 6:00 pm at the Greenfield Township Firehouse Meeting Room.

- **Adjournment**

Jack Barr made a Motion to adjourn the Meeting and Jeff Zech seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. The Meeting was adjourned at approximately 7:29 pm.

Respectfully Submitted By: June Queen, Secretary