

# Greenfield Township Zoning Commission

## Meeting Minutes

June 20, 2017

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on June 20, 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.

Guests: John Reef Sr, Dave Cotner, Lonnie A. Kosch Sr., Steve Eversole, Gary Smith, Jennifer Wolfe

- **Review of Minutes of Previous Meeting**

Minutes from the May 16, 2017, meeting were reviewed. Jim moved to approve the minutes. Jeff seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes. Motion carried. Minutes approved.

- **More Final Review of the Zoning Book with Gary Smith**

The committee members and Gary Smith discussed more details of the final draft and ideas and options that will provide for future needs.

A Comprehensive Plan for the township would be a big picture guide to how we want the township to grow. This is something that the township will need eventually.

Developing it gets residents involved to see what is in the future for the township. We could start our plan based on the county's comprehensive plan.

Adding the requirement that "the zoning permit must be visible from the road" can be added to the permit itself or the application instead of in the code. The trustees can have the inspector add this to the permit requirements.

Members discussed keeping the Office District and the Local Business District as tools for the future even though they are not currently in use.

While reviewing the Landscaping and Fencing requirements, the committee decided to allow residential chain link fence as long as it is well maintained while charging a nominal fee for the fence permit which should encourage people to get a permit.

The committee reviewed and adjusted the time allowances for Portable Storage Units.

The next steps in the zoning book update include:

- At next meeting, one more proofread and review of the zoning code. Have a motion to send the new book to the County Regional Planning Commission for their recommendation.
- Hold a public hearing. Place an advertisement in the newspaper 10 days in advance of the meeting.
- Zoning committee must make a recommendation to the trustees. Should have recommendation back from county's commission by then.
- Trustees decide whether to pass/approve the new code and must also hold a public hearing about the changes
- After 30 days, the code becomes law.

When a zoning hearing is held, the zoning secretary should send a letter of the zoning board's recommendation to the township trustees so they can have the recommendation in writing.

- **Next meeting**

Tuesday, July 18, 2017, at 6:00pm at the Greenfield Township Firehouse

- **Adjournment**

Jim Beiter moved to adjourn the meeting. Motion seconded by Jeff Kraner. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes. Meeting adjourned at 8:07 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 7/18/2017.