

Greenfield Township Zoning Commission

Regular Meeting Minutes

Thursday, July 10, 2025

- **Call to Order**

The Meeting was called to order by Chairperson, Jeff Zech, at 6:00 pm on July 10, 2025, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll Call**

The Vice-Chair requested a roll call from the Commission:

Jeff Zech, Chair

Patrick Callahan, Vice-Chair

June Queen, Secretary – transitioning off Commission

Jack Barr

David DeLong

Jill Maiher – new Commission Member

Kim Wickham, Alternate – not present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guests: Jessica Stewart, Bryan Dell, Chris Wallace, Anthony Keefer

Jeff Zech opened the Meeting.

Jeff Zech explained that June Queen has resigned from the Commission due to moving forward with annexation of her residential property from Greenfield Township into the Village of Carroll, which renders her ineligible to serve on the Commission. She was present at this meeting to facilitate and transition her member and secretary position duties.

Jack Barr asked whether someone outside the Commission or the Greenfield Township Assistant Fiscal Officer who could attend Commission meetings to serve as Secretary, however, would not have voting rights. Jeff Williamsen said he would check with the Trustees.

- Jill Maher was welcomed as a new member of the Commission. She was sworn in at a recent Trustee meeting.
- Jack Barr made a Motion to nominate Patrick Callahan as Interim Secretary of the Commission. Jeff Zech seconded the Motion. Vote was taken: Jill Maher, Yes; Patrick Callahan, Yes; June Queen, Abstained; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Motion Approved.

Jeff Zech requested Commission review of the Minutes of the Regular Public Meeting held on June 10, 2025. There were no revisions or corrections. Jeff Zech made a Motion to approve the Minutes. Patrick Callahan seconded the Motion. Vote was taken: Jill Maiher, Abstained; Patrick Callahan, Yes; June Queen, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Minutes Approved.

- **Old Business:**

The following Code update proposals were discussed and finalized. All updates will undergo review by the Regional Planning Commission for recommendations. All will undergo Commission final review and approval before sending on for Trustee review as well as setting future hearing dates.

- Setbacks: Jack Barr discussed need for consistency within the Code. Decision as 15 (fifteen) feet from property line and residence.
- Fire Sprinkles: decision to require sprinkles for all habitable structures of two or more stories.
- Notarized Affidavit: decision to require a notarized affidavit for guests attending a public hearing who are non-residents speaking on behalf of a resident.
- Shipping Container: decision to use Patrick Callahan's proposed definition and add it to the Definitions section of the Code. Jeff Williamsen has a copy of the selected definition.
- BZA Bylaws: decision to add to Code as Appendix B.
- Code Section 400.01: decision to change of wording from 'generally' to 'primarily'.
- Private Swimming Pools (above and inground): decision to prohibit placemat in front yards of residences.

In addition to the Code updates in the above section, the Commission agreed to send the following to the Regional Planning Commission (RPC) for their review and recommendation before making a final determination:

- PUD - minimum acreage lot size – potential change in acreage
- PUD – wording: Dwelling Structure vs Living/Dwelling Unit
- R-3 – dwelling per structure per acreage
- R-3 – open space requirements

- **New Business**

Jeff Williamsen asked whether the Commission may want a rewrite of the R-2 Code to match RPC's Model Zoning Code. The Commission agreed to include with the RPC Code updates as listed in the above section(s).

- **Zoning Inspector Updates**

Jeff Williamsen asked whether the Commission may want update of Code Sections 340.05-A2 and 345.05-2 for consistency with the 2.0 minimum lot size. The Commission agreed with this change.

Patrick Callahan mentioned a concern to Jeff Williamsen regarding a travel trailer on a property in Dumontville. He believes there are individuals residing in the trailer.

- **Greenfield K9 – Proposed Business Development – Pleasantville Road**

Jessica Stewart presented her vision and concept of a long-term project: Greenfield K9 Performing Center. She stated she is currently CEO of Special Olympics Ohio. She introduced Bryan Dell and Chris Wallace, Attorney.

She explained the business would be built on approximately 14 (fourteen) acres of her property, which is currently farmland. She resides on an additional, adjoining 2 (two) acres in the rear of the property. The property is currently zoned R-1 and is Current Agricultural Use Value (CAUV). She desires to rezone to Planned Business Rural. She stated this would be the first facility of its kind in Ohio. The project would be completed in two or three phases. The facility would include layers of fencing, quiet hours, and soundproof boarding.

Phase 1: Main facility to include training room, classrooms, office space, restrooms, swimming pool, pond

Phase 2: Pet boarding area (open to the general public), grooming area

Phase 3: Space for 6-8 weekend campers (during events) and tiny houses for visiting trainers.

The project is currently in very early planning stages and not projected to move forward until mid- 2026.

The Commission voiced concerns about the campground and tiny houses. They recommended that she speak with neighbors about her overall plan.

- **Other**

Jeff Zech asked whether Anthony Keefer desired to speak (signed in). He declined.

- **Next Meeting**

The next Regular Public Meeting is scheduled for Tuesday, August 12, at 6:00 pm, at the Greenfield Township Fire Department Meeting Room. Regular Meetings are slated for the second Tuesday of each month.

- **Adjournment**

Patrick Callahan made a Motion to adjourn the Meeting. Jack Barr seconded the Motion. Vote was taken: Jill Maiher, Yes; Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Motion Approved.

The meeting was adjourned at 7:45 pm.

Respectfully Submitted, June Queen - transitioning role to Patrick Callahan, Interim Secretary