

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday July 12, 2022

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:10 p.m. on July 12, 2022, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll call**

The Chair requested a roll call:

Jeff Zech, Chair
Patrick Callahan, Vice-Chair
Jack Barr
Kim Wickham

Absent - June Queen, Secretary

Caitlin Barbee, Greenfield Township Zoning Inspector
Lee Gilbert, Alternate Zoning Commission Member awaiting swearing in by Greenfield Township Trustees

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

The Minutes from the previous Meeting held on May 24, 2022, were reviewed by the Commission.

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

- **Discussion**

Jeff Zech, Chair, opened the discussion to review the report received by the Regional Planning Commission (RPC) upon review of the Greenfield Township Zoning Commission (GTZC) submitted revisions of the Zoning Code of Greenfield Township sections Highway Business District (HB) and Business District (B-1). The RPC has agreed with the proposed changes put forth. Zoning Inspector Barbee made note of a potential error written within the RPC's recommendations stating any new zoning districts may be zoned in the B-1 Business District. This recommendation goes against current zoning code. The board agreed to maintain the current code not allowing new

B-1 Business District zoning permits. Zoning Inspector Barbee stated during the RPC's meeting regarding the proposed changes to both above mentioned districts, a comment was made from an individual associated with the Fairfield County Health Department. The individual stated that he had concerns with the minimum lot size if public water and sewer were not available. Zoning Inspector Barbee stated she reached out to the Fairfield County Health Department to see what they recommend for lot size in this instance. Inspector Barbee stated she had not received a response from the Fairfield County Health Department at this time. The GTZC agreed to wait until the Fairfield County Health Department responded with their recommendations to submit the proposed changes of the above-mentioned districts to the Greenfield Township Trustees.

The GTZC discussed "solar farms" and the potential need and / or ability to add these structures to the Greenfield Township Zoning Code. The GTZC agreed to conduct independent research on the topic and discuss at the next scheduled meeting.

Inspector Barbee informed the GTZC of upcoming potential rezoning requests withing Greenfield Township.

- **Next Meeting**

The next Zoning Commission Meeting is scheduled for Tuesday, August 9, 2022 at 6:00 pm at the Greenfield Township Firehouse Meeting Room.

- **Adjournment**

Jack Barr made a Motion to adjourn the Meeting; Kim Wickham seconded the Motion. Vote was taken: Patrick Callahan, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. The Meeting was adjourned at approximately 7:10 pm.

Respectfully Submitted By: Jeff Zech, Commission Chair