

# Greenfield Township Zoning Commission

## Meeting Minutes

August 3, 2021

- **Call to order**

The Meeting was called to order by Kim Wickham, Chair, at 6:00 p.m. on August 3, 2021, 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 Chair requested a roll call:

June Queen  
Jeff Zech  
Jack Barr  
Kim Wickham  
Caitlin Barbee (Alternate, Secretary)  
Patrick Callahan

Other Attendees:

Joshua Horacek (Fairfield County Prosecutor's Office)  
Amy Brown Thompson (Fairfield County Prosecutor's Office)  
Kent Searle (Trustee)  
Jim Beiter

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

The Minutes from the previous Meeting held on June 22, 2021, were reviewed by the Commission. Patrick Callahan moved to approve the Minutes as written. June Queen seconded the Motion. Vote was taken: June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes; Patrick Callahan, yes. The Motion was carried and the Minutes were approved as written.

The Minutes from the previous Hearing held on June 22, 2021, were reviewed by the Commission. Patrick Callahan moved to approve the Minutes as written. Jeff Zech seconded the Motion. Vote was taken: June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes; Patrick Callahan, yes. The Motion was carried and the Minutes were approved as written.

- **Discussion**

Kim Wickham welcomed to the Meeting Amy Brown Thompson and Joshua Horacek from the Fairfield County Prosecuting Attorney's Office, Civil Division. Copies of Meeting Minutes from the Regional Planning Commission Meeting dated May 4, 2021, were given to the Commission for reference; also referred to were Zoning Resolution Amendment Proposals previously emailed to the Commission and originally drafted and sent to Kim Wickham by Joshua Horacek.

Joshua Horacek gave a "broad overview" of their roles in representing all 13 Townships in Fairfield County, explaining that right now, at least five Townships are looking intensively at revising their Zoning Codes. In the greater Columbus area, multiple Townships are actively litigating issues surrounding their respective Zoning Resolutions and we in Fairfield County want our Zoning Codes to be "as good as possible" as it is only a matter of time before Bloom and Greenfield Townships will be reached by potential developers. Development is a fact of life; the goal should be to do it smartly and in a way that maintains the character and services of the Township.

Proposed Amendment 1: Section 200.01-D Zoning Inspector Removal from Office. Amend current by removing first paragraph and replacing with "The Zoning Inspector shall serve at the pleasure of the Board of Township Trustees." Patrick Callahan moved to approve the change as proposed; Jack Barr seconded the Motion. Vote was taken: June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes; Patrick Callahan, yes. The proposed change was accepted as written.

Proposed Amendment 2: Section 320.02-1 Permitted Uses. Amend current by adding "but no more than four (4)" to the current language of said Section. Patrick Callahan moved to approve the change as proposed; Jack Barr seconded the Motion. Vote was taken: June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes; Patrick Callahan, yes. The proposed change was accepted as written.

Proposed Amendment 3: Section 360 – (PUD) Planned Unit Development District. Amend current by keeping the first paragraph and deleting second. Replace existing language with "360.01 Objectives for Planned Unit Development District" and the complete language provided for the entire section as provided by Joshua Horacek, which includes "360.04 Development Standards-A. Intensity of Use: "The maximum net density shall be one (1) living unit per one and one-half (1.5) acre, average for the area in the Planned Unit Development District to be devoted to residential use, as hereinafter defined, and as shown on the Development Plan."

Joshua Horacek stated that this language is a first step to "smart development with controls."

Patrick Callahan moved to approve the change as proposed; Jeff Zech seconded the Motion. Vote was taken: June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes; Patrick Callahan, yes. The proposed change was accepted as written.

- **Other Discussion**

Kim Wickham read an email from Lonnie Kosch concerning amending Section 416 Private Swimming Pools specifically the fencing requirement. It was determined that this request will be discussed at a later date.

- **From the Floor**

Trustee Searle inquired of Joshua Horacek and Amy Brown Thompson as how to enforce the required posting of Zoning permits; specifically, whether it is appropriate to cite as a violation of the Zoning Code?

Joshua Horacek responded that the Zoning Inspector could cite but a conversation would likely be more productive. Amy Brown Thompson added that “present power is enough to deal with those issues.”

- **Next Public Hearing and Meeting**

The next Public Hearing and Meeting of the Zoning Commission is scheduled for Tuesday, September 7, 2021 at 6:00 p.m. at the Greenfield Township Firehouse. The Hearing will be to present and accept the above discussed amendments to the current Greenfield Township Zoning Code.

- **Adjournment**

Jack Barr made a Motion to adjourn the Meeting and June Queen seconded the Motion. Vote was taken: June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes; Patrick Callahan, yes. The Meeting was adjourned at approximately 7:58 p.m.

Respectfully submitted by Zoning Commission Secretary, Caitlin Barbee