

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday August 9, 2022

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:02 p.m. on August 9, 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
June Queen, Secretary
Jack Barr
Kim Wickham

Caitlin Barbee, Greenfield Township Zoning Inspector – absent

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

The Minutes from the previous Meeting held on July 12, 2022, were reviewed by the Commission. Noted need for correction of 'committee' to 'commission' within one section of the document and confirmed date of previous meeting minutes as May 24, 2022.

Pat Callahan moved to accept the Minutes with corrections; Kim Wickham 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**

Jeff Zech, Chair, opened the meeting to discuss potential need and / or ability to add Solar Farm structures to the Greenfield Township Zoning Code. Jack Barr and Patrick Callahan stated that Solar Farms are regulated by the Public Utilities Commission of Ohio (PUCO). GTZC members previously asked to research this topic, and reference information provided by GTZC members discussed. The GTZC agreed it would be best to request the Greenfield Township Trustees to reach out to the Fairfield County Commissioners to inquire about restrictions in our specific township before discussing further.

Jeff Zech, Chair, cited information provided via e-mail correspondence (dated 28Jul2022) to the GTZC by Caitlin Barbee, Zoning Inspector, in regard to previous discussion about Minimum Lot Size: *Fairfield County Health Department is recommending an increase to a Minimum Lot Size of 1.5 acres for all B-1 and HB properties that are not served by public sewer and water in Greenfield Township.*

The GTZC agreed with this recommendation. Pat Callahan made a motion to update the following Sections of the Zoning Code of Greenfield Township – Minimum Lot Area - from 30,000 square feet to 1.5 acres:

- Highway Business District (HB) Section 345.05 – Development Standards / A-2
- Business District (B-1) Section 340.05 – Development Standards / A-2.

Seconded by Jack Barr. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion approved.

- **Next Meeting – Public Meeting and Regular Meeting**

The following dates were proposed for the upcoming Public Meeting with Regular Meeting to immediately follow on same date. June Queen, Secretary, to communicate both options to Caitlin Barbee, Zoning Inspector, for final decision. Location to be the Greenfield Township Fire Department Meeting Room.

- Public Hearing / Regular Meeting (GTZC) Tuesday, August 30th at 6:00 pm
~or~
- Public Hearing / Regular Meeting (GTZC) Tuesday, September 6th at 6:00 pm

- **Adjournment**

June Queen made a Motion to adjourn the Meeting; Jack Barr 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 6:41 pm.

Respectfully Submitted By: June Queen, Commission Secretary