

# **Greenfield Township Zoning Commission**

## **Regular Meeting Minutes**

Tuesday, August 12, 2025

- **Call to Order**

The Meeting was called to order by Chairperson, Jeff Zech, at 6:00 pm on August 12, 2025, 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 from the commission:

Jeff Zech, Chair  
Patrick Callahan, Vice-Chair  
Jack Barr  
David DeLong  
Jill Maiher  
Kim Wickham, Alternate - not present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guests: Chris Wallace

Jeff Zech opened the Meeting.

Jeff Zech requested Commission review of the Minutes of the Regular Public Meeting held on July 10, 2025. The only revision requested was to change the spelling of "Delong" to David's preferred spelling of "DeLong". Jack Barr made a Motion to approve the Minutes. David DeLong seconded the Motion. Vote was taken: Jill Maiher, Yes; Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Minutes Approved.

- **Old Business:**

Transfer of Secretarial Duties With Resignation of June Queen

Pat Callahan agreed to be the interim secretary as a result of the resignation of June Queen. Jeff Zech asked Jeff Williamsen if the Trustees would be willing to provide the GTZC with a secretary. Jeff Williamsen reported that he did not believe the Trustees would be providing a secretary. Jeff Williamson mentioned that when he was on the BZA, Dawn Wyne, the fiscal officer, had taken the minutes. Since the beginning of Jessica Kull's term as fiscal officer, she has not

been performing any secretarial duties for the BZA. Instead, a member of the BZA has been taking the minutes.

Discussion about when to send the Greenfield Township Zoning Code to the RPC for Model Code Review:

Jeff Zech began the discussion about sending our code to the RPC to convert it to the model zoning code format. Jeff mentioned that the GTZC discussed a number of changes to our code at the July 10 meeting in preparation for sending it to the RPC. Jeff Zech asked if Jeff Williamsen had been able to make any of these changes to the code since he is the custodian of the code. Jeff Williamsen indicated that he made some of the changes, but that he would suggest holding off on making changes. Jeff Williamsen indicated that amending the code is a whole process in itself and would result in a delay in moving forward with the RPC conversion.

Jeff Zech asked Jeff Williamsen if he feels it would be best to just go ahead and send our present code to RPC now as it stands with none of the potential changes and then let RPC do their conversion. Jeff Williamsen agreed with Jeff Zech's statement. Jeff Zech mentioned that once we get it back from RPC, we can review the document and make changes. Jeff Zech mentioned that we have a record of our proposed changes. It was agreed by the GTZC members that the new RPC format is less wordy and easier to interpret. Jeff Williamsen mentioned there are some features in the RPC model codes that are going to be a hard pill to swallow by our decision makers, mainly because of increased housing densities. Pat Callahan commented that with Lancaster pushing out it is going to be hard to avoid higher density.

Jeff Williamsen reported that following an executive session he had asked why Lancaster would want to work with Greenfield Township on an NCA when Lancaster holds all of the cards, such as wide-open zoning. Lancaster is afraid of Greenfield Township changing the code to allow for more density such as adopting the model zoning code. Jeff discovered that there were a ton of taxes involved. If the construction occurred on Greenfield Township, Lancaster would not be able to collect income tax on the construction crew wages that are building the houses. So, Lancaster would rather work with us on an NCA than get left out.

Jack Barr asked if we are going to have to go with all of the requirements in the model zoning code. Jeff Williamsen responded that we can go with what we want but developers are paying attention to what is allowed. Jeff Williamsen did not think that multifamily houses would go but a density of four houses per acre rather than one per every two acres has a number of advantages. This increased density would allow the same amount of houses to be developed on 200 acres instead of 6000 acres with our present density. Higher density would actually allow farmland to be preserved. The GTZC then discussed the needs in the future for more houses because of projects like the new drone factory and data

centers. Jeff Williamsen felt that the increased density would bring in more tax revenue that would help to support services like the fire and road department.

- **New Business**

#### Review of The Present R-2 Code Rewritten to match the RPC's Model Zoning Code:

Jeff Williamsen had an exhibit that was shared with the GTZC members. This exhibit showed our present R-2 District rewritten with the model zoning code requirements. These changes reduced our present lot area, depth and width requirements. Jeff Williamsen commented that a big change would be the reduction of the lot size by half to 10,000 square feet. This reduction would double the density of our present R-2 District. A 3,200 square foot house would still be allowed. A maximum of 35% of the lot area could be covered by dwelling. Jeff Williamsen felt that this 35% area would include accessory structures. The model zoning code requirements would make developments feel more suburban than rural. Jeff Zech commented that these would be more postage stamp lots.

The GTZC then had further discussion about sending our code to the RPC to be converted to their format. Jeff Zech felt it was time to pass our code onto the RPC to let them do their conversion. Jeff Zech mentioned that after the conversion, there will be some working sessions to discuss the changes and public hearings. Jeff Zech reported that the RPC said the conversion would take a couple of months. The RPC format is less wordy and easier to interpret. Pat Callahan mentioned that their format is more modern than ours.

- Pat Callahan made a motion to send our present zoning code to the RPC for them to convert to their format. Jack Barr seconded the motion. A vote was taken: Jill Maiher, Yes; Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Motion Approved. Jeff Williamsen agreed to send our present code to the RPC for them to make the conversions.

#### Review of K9 Performance Center PRB Redistricting Request Prior to Submission to RPC:

Jeff Williamsen provided a copy of the Havens Limited application requesting a change in zoning from R-1 to PRB. The fee had already been paid and the paperwork was ready to send to RPC for their review. The attorney for Havens Limited, Chris Wallace, was present to answer questions. Chris reported that multiple options for limited on site lodging were being investigated. Chris reported that Havens Limited wanted to arrive at the best possible lodging solution that would satisfy RPC and GTZC. Havens Limited need the lodging for trainers and handlers that come to their events. Chris reported that Havens Limited knows they will have to have conversations with the health department. Jeff Williamsen suggested that the project could focus on Phase 1 and then come back to Phase 2. Chris Wallace did

not think the owner would want to go through the process twice. Jeff Williamsen reported that we should have comments back from the RPC at our next meeting.

#### Temporary Accessory Structures:

The GTZC then briefly discussed several accessory structures that are not in compliance with our code and possible remedies to cause the land owners to bring them into compliance.

- **Next Meeting**

The next Regular Public Meeting is scheduled for Tuesday, September 9, at 6:00 pm, at the Greenfield Township Fire Department Meeting Room. Regular Meetings are slated for the second Tuesday of each month.

- **Adjournment**

David DeLong 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 7:15 pm.

Respectfully Submitted, Patrick J. Callahan, Interim Secretary