

# Greenfield Township Zoning Commission

## Meeting Minutes

August 15, 2017

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on August 15, 2017, 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 Chairman conducted a roll call, asking each member to give name and address. The following members were present:

Jack Barr, 1642 Winding Oak Dr.  
Jim Beiter, 416 Coonpath Rd. NW  
Jeff Kraner, 1955 Carroll Southern Rd.  
Bob Paulus, 4075 Stringtown Rd.  
Kim Wickham, 5964 Havensport Rd.

Guests: John Reef Sr, Lonnie Kosch Sr., Kevin Yeamans, Jennifer Wolfe

- **Review of Minutes of Previous Meeting**

Minutes from the July 18, 2017, meeting were reviewed and corrected. Jack moved to approve the minutes with corrections. Jeff seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Abstain; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved.

- **Final Reviewing of the Zoning Book**

Chairman Paulus led the group in discussion of final changes needed to the zoning book.

Following is a list of changes/questions the committee had regarding the zoning book and Gary's emailed response to each in parentheses:

Page	Section	Change to be made
After title		Commission members: Robert Paulus, Jack Barr, James Beiter, Jeff Kraner, Kim Wickham <i>(Done)</i>
2-2	200.01 C.	Add duties: Notify applicants and adjoining property owners by mail of hearing details. Attend zoning commission meetings. <i>(Done)</i>
2-14	220.02	"Clerk" should be "Fiscal Officer" <i>(Done)</i>
	200	Need a (flow?) chart outlining the steps for rezoning -somewhere in 200's or just before 300's <i>(Do not recommend that you add such a chart to the Zoning Code itself. If desired, make one to distribute with</i>

		<i>application forms or post on the township website. That way if the state changes the process then you do not have to change your Zoning Code.)</i>
3-3	305.02	"Clerk" should be "Fiscal Officer" – possibly do a search for other instances? <i>(Done)</i>
3-4 3-5	310.04 310.05	Can you please double check the allowances for day-cares? We currently have both Type A & B homes. Should they be mentioned in 415.02 Home Occupations? <i>(The allowances for Day cares are as follows: A Type 'A' day care is one in which child care or publicly funded child care is provided for seven to twelve children at one time or a permanent residence of the administrator in which child care is provided for four to twelve children at one time if four or more children at one time are under two years of age. A Type 'B' day care is one in which child care is provided for one to six children at one time and in which no more than three children are under two years of age at one time. As you can see the Type A day care is considerably more intense than the Type B day care (more kids, and more pickups and drop-offs). This is why we have the Type B as a permitted accessory use, and the Type A we require approval through a conditional use process. No need to mention them in the Home Occupations section because that section merely describes the rules under which limited home occupations and expanded home occupations exist, and does not describe all of the possible types of home occupations. I did add some language to 310.04 and 310.05 to clarify that the Type B home would operate as a limited home occupation, and the Type A would operate as an expanded home occupation under the rules.)</i>
3-16 / 3-22	330 / 340	Office District / Business District Are these additional districts necessary? <i>(This is something that we discussed in depth throughout the process, and at our last meeting. At our last meeting, I gave the steering committee an opportunity to vote to remove those sections and nearly everyone indicated that they should remain. With that being said I would like to again recommend that you keep them in the code, as they provide you with additional flexibility that you do not have currently, even if they do add a few pages to the book. I understand that a few members are concerned about complexity of the book but complexity comes with growth. At this point in the process, unless the entire steering committee agrees that they should be removed, I would like to move on.)</i>
3-33	355.02 5.	Still need date: "Properties zoned I-1 Industrial prior to _____ may..." <i>(I need the township to provide me with this date so that I may insert it. Or I can turn over the word file to the township for insertion at a future date.)</i>
3-36	360	Question: Is the Planned Development (PD) District covering everything that PUD in the original version did? (20 acres or larger) <i>(This new Planned Development section is considerably more comprehensive than the Planned Development Section of the current code. It should cover everything and more. In addition, it provides the township with better standards by which to judge individual Planned Development Applications.)</i>
4-18	425.03 10.d	"guide" to "guy" <i>(Done)</i>
4-33	440.04 6.	Remove this section about election signs. It was a big deal in the county last year. They are allowed as part of freedom of speech. <i>(Removed)</i>
4-43	445	Landscaping: Discussion as to keep or throw out this whole section <i>(I recommended 'keep' at our last meeting and, same as with the other two sections, gave the entire committee an opportunity to remove the section if desired. The committee voted at that time to keep the section. I</i>

		<i>think that it gives the township another tool to make sure that things are developed to a higher standard in the township, and to make sure that appropriate screening and buffering are put in place in commercial and industrial developments. I will leave it in the Code until the committee tells me that they all voted to remove the section.)</i>
4-45	445.05 A.3	Outlaw the Buckeye tree???. <i>(The Buckeye tree is banned in most communities (at least to meet landscape requirements) because all parts of the tree are highly poisonous to people and pets. Check out this link for further details: <a href="https://plants.usda.gov/plantguide/pdf/pg_aegl.pdf">https://plants.usda.gov/plantguide/pdf/pg_aegl.pdf</a>)</i>
4-47	450	Question: What zones does this apply to? Are all of these regulations necessary? Is this going to be more than the inspector can handle? <i>(This would apply to all zoning categories. We had the same requirements in place when I served for two years as a part time zoning inspector in Jerome Township and it was not too much to handle based on my experience.)</i>
Index		Would it be possible to have a Key Word Index in the back with multiple reference pages for certain important subjects? <i>(It would be possible to do I think, but maybe a little unusual. This is something that isn't typically included in a zoning code and might be a little out of my scope. If desire it could be done at the end once all the changes are made and maybe clarified with some language that it is not part of the code but just there for reference only?)</i>

Kevin will scan the current flow chart from the township's resource book and send a copy to everyone.

Jim moved to review the draft after Gary's revisions, discuss it at the next meeting and then vote to send the zoning book to the Regional Planning Commission for their review. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, No.

Jen will coordinate to get revisions to and from Gary and share with committee before the next meeting.

- **Next meeting**

Tuesday, September 19, 2017, at 6:00pm at the Greenfield Township Firehouse

- **Adjournment**

Jeff Kraner moved to adjourn the meeting. Motion seconded by Jim Beiter. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Meeting adjourned at 7:36 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 9/19/2017.