

# Greenfield Township Zoning Commission

## Meeting Minutes

Tuesday, August 15, 2023

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:03 p.m. on Tuesday, August 15, 2023 at the Greenfield Township Zoning Department. 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  
Amy Brown

Kim Wickham – alternate (not present)

Tom Erlenwein, Greenfield Township Zoning Inspector

- **Review of Previous Hearing Minutes 25Jul2023:**

The Commission reviewed the Draft Minutes from the previous Regular Meeting, held on July 25, 2023. Amy Brown made a motion to approve the Minutes; Jack Barr seconded the motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, Jack Barr, yes; Amy Brown, yes.

Jeff Zech reminded that the previous Regular Meeting Minutes from the July 18, 2023 meeting have not yet been reviewed and approved. June Queen stated that the July 18, 2023 minutes will be reviewed for approval at the next Regular Meeting.

- **Zoning Inspector Update**

Tom Erlenwein sent the Commission an e-mail with attached copy of the draft development plan for Fairfield County. He asked the Commission to review sections pertaining to Greenfield Township, as there is expected business and residential development around bypass corridor area. Discussed potential for TIFF assignment. The business notice was updated on the Greenfield Township Website with code compliance deadline of October 5, 2023. Discussed zoning change versus Conditional Use (Planned Rural Business). He states several individuals have inquired about the vacant land on the NE corner of Ginder Road and State Route 158.

- **Old Business**

Breezeway: Further discussion for definition. Amy Brown provided an example with ration language as 'to not exceed a 2-to-1 ratio'. Discussed requirement of at least six (6) inches of overhang or to match the overhang of the house. Amy Brown to send Tom Erlenwein a sample definition. June Queen to send Tom Erlenwein the draft definition that the Commission has discussed in a previous meeting.

Solar Power Regulation: Reviewed final Solar section updates as composed by Patrick Callahan. Further discussion by Commission. The Commission plans to finalize at next Regular meeting so that Tom Erlenwein can provide to the Trustees for review.

Tom Erlenwein suggested adding discussion of "Storage Containers" definition in relation to Accessory Structure definition. The Commission agreed. Jeff Zech to add to the next Regular meeting agenda.

- **Next Greenfield Township Commission Hearing**

None Scheduled

- **Next Greenfield Township Zoning Commission Meeting**

Tuesday, September 19, 2023 at 6:00 pm.

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

Respectfully Submitted By: June Queen, Commission Secretary