

RECORD OF PROCEEDINGS

Minutes of **Greenfield Township Trustees** *Meeting*

Special Meeting - September 1, 2022 - *Held 9:00 AM*

The Greenfield Township Trustees met in special session at the Greenfield Township Firehouse for the purpose of discussing employee benefit and zoning issues. Trustee Searle called the meeting to order at 9:00 a.m. Dave Cotner, Lonnie Kosch, Kent Searle, Caitlin Barbee and Dawn Wyne were present, as well as Amy Brown-Thompson of the Fairfield County Prosecutor's Office.

Trustee Cotner made a motion to go into Executive Session for employee benefits; Trustee Kosch seconded.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0
Executive Session was entered at 9:02

Trustee Searle made a motion to come out of Executive Session; Trustee Cotner seconded.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0
Executive Session was entered at 9:40

Trustee Searle made a motion to go into Executive Session to discuss imminent litigation; Trustee Cotner seconded.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0
Executive Session was entered at 9:45

Motion to come out of Executive Session was made by Trustee Searle; seconded by Trustee Cotner.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0
The Board came out of Executive Session at 10:09 a.m.

Resolution for Condemnation of 1425 Coonpath Road: The Fairfield County Board of Health can be the condemning agency; it does not have to be the Fire Chief. Caitlin asked for a sample resolution on the subject, if available, since the township has not been through this process before; Amy will check for one to forward to her. Amy okayed the title search to be done concurrently with the resolution. This will be done by Brosious, with whom the township has a contract.

With no further business to be discussed with Ms. Brown-Thompson, she exited the meeting at this time.

PUD Property Behind Meijer: Caitlin has the minutes from 2007 that speak to this property, when the rezoning was done. They say a "PRB to a PUD", but that is how the zoning code was written at that time. In consultation with the prosecutor's office, it was confirmed that the PUD does not revert; however, the development plan does expire. The zoning remains PUD. Discussion continued as to the current zoning code, what is being proposed for the property, and potential actions that could occur.

Sale of Storage Barn at 2185 Rolling Hills Street to Rhino Self Storage: Don Steen met with Caitlin regarding a change in development plan for this property. He now works for the new owner. The Trustees stated the new owner must submit a new development plan. They can do so to the Zoning Office prior to a trustee meeting and the public must again be involved in the process. The Board will want the fence to remain.

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Scott Lines: Mr. Lines wants to turn an accessory structure at 3600 Havensport Road into a dwelling. Water and sewer are already on site. The Board is okay with this process as long as minimum square footage and setbacks are met. It must also be made clear that a Conditional Use Permit will not be entertained until the structure is completed as a dwelling. Discussion continued as to the differences in another local property vs. the way Mr. Lines intends to use his property.

Complaint Filed by Leyna Belcher: A complaint has been filed against Michael Frankhauser, neighbor to the Belchers, and it was shared with the Board via email. Trustee Cotner went on to explain his knowledge of the situation and the complaints the neighbors have against each other. There is a property line dispute that has nothing to do with the township. Discussion continued regarding the various complaints, texts and calls that have been received from both parties. Trustee Cotner will speak with Michael Frankhauser and advise the Zoning Inspector.

Potential Noxious Weeds at 2155 Carroll Southern Road: Caitlin reported on two separate complaints regarding mowing and weed complaints. The first resident has mowed near the house; however, he also noted his property is a certified monarch butterfly habitat per federally protected guidelines.

For the second situation, the resident is waiting on the company to come and spray; however, it is very costly, and also cannot be done if the weather is adverse/rainy, so he is waiting on the company to notify him of when they can spray. Caitlin asked him to have it done before the next Trustees' Meeting; otherwise, the Township will need to take action by mowing. Trustee Searle will check on the status of the property and the presence of noxious weeds, and advise the Zoning Inspector.

Discussion continued as to mowing requirements in the township.

Parking on Township Property - in the Cemetery: Trustee Kosch raised the issue of a cable company who has been parking their truck in the cemetery. He spoke to one of the workers who said they are installing fiber optic cable and will be working in the area for approximately two months. Discussion continued as to whether any type of waiver needs to be signed if this is allowed to continue for the duration of their work. It was also suggested that Tom Shafer needs to be consulted, as he may have already spoken with the company and given them permission to park their truck in the cemetery. It was noted the vehicle was parked in the back where the fill dirt is located. Trustee Kosch stated he would check with Tom on whether he had given the company permission to park there, so the Board can determine if a waiver is needed.

Caitlin also raised one more issue regarding the Lines property. It was suggested that she check with the county health department on whether there are any issues with converting an accessory building to a residence, specifically what is already there and/or what is needed. She will be speaking with the health department this afternoon.

Motion to adjourn was made by Trustee Kosch; seconded by Trustee Cotner.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0

Meeting adjourned at 11:20 a .m.