

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

September 6, 2023 - Held 6:00 PM

The Greenfield Township Trustees met in regular session at the firehouse. Trustee Kosch called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

At this time, Trustee Kosch presented the August 23, 2023 Public Hearing minutes for approval. After each trustee reviewed the minutes from the Public Hearing held on August 23, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Searle made a motion to approve the minutes as written; Trustee Cotner seconded the motion.

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

Trustee Kosch presented the August 23, 2023 Trustee Meeting minutes for approval. After each trustee reviewed the minutes from the Trustees' Meeting held on August 23, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Cotner made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

Trustee Kosch presented the August 28, 2023 Special Trustee Meeting minutes regarding indigent burial for approval. After each trustee reviewed the minutes from the Trustees' Meeting held on August 28, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Searle made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

Trustee Kosch asked for cell phones to be shut off during the meeting in order to decrease the disruptions to the meeting.

FROM THE FISCAL OFFICER: Dawn Wyne presented the following business:

Fiscal Officer Wyne distributed the financial reports.

Fiscal Officer Wyne stated that the August bank reconciliation has been completed and was given to the Trustees for their review and signatures.

Trustee Cotner made a motion to pay the bills associated with warrants 1112 through 1127 and Electronic Debits 124-2023 through 132-2023 which are listed on the payment report; seconded by Trustee Kosch.

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

Trustee Cotner made a motion to approve the Purchase Orders and/or Then and Now Purchase Orders; Trustee Kosch seconded.

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

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Trustee Searle made a motion to accept Resolution **2023 09 06 01** regarding indigent burial.

WHEREAS, Greenfield Township will provide burial space at Baugher Cemetery for indigent burial.

WHEREAS, Greenfield Township will reimburse up to \$750.00 per indigent burial with either the original or legible copy of the following information:

- An affidavit or statement of indigency status determined by the local government entity.
- A statement of goods and services from the Licensed Funeral Director.
- Receipts of charges and payments for goods and services.
- The Cremation Authorization form.
- The Burial Transit or Disposition Permit.
- If applicable, the contract or formal agreement between the local government entity and the funeral home to perform the final disposition of indigent persons for the local government entity.

WHEREAS, if requested by the next of kin the remains will be provided to them.

NOW, THEREFORE, BE IT RESOLVED: Greenfield Township Board of Trustees hereby approves the requirements for indigent burial.

Trustee Cotner second the motion

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

Trustee Kosch made a motion to approve Resolution 2023 09 06 02 for the following transfer of funds.

\$20,000.00 from Fund 4904-760-720-0000 to Fund 4904-760-740-0000

Trustee Cotner seconded the motion.

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

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Trustee Cotner moved for the adoption of the following:

WHEREAS, Greenfield Township Board of Trustees authorize the Fiscal Officer to establish Revenue Fund 2907 to input the funds of \$128,262.85 from the Fiscal Year (FY) 2022 Assistance to Firefighters Grant (AGF) that was awarded to Greenfield Township Fire Department in the amount of \$128,262.85 to purchase SCBA's including spare air bottles and mask and to establish Appropriation Fund 2907 to appropriate those fund for the purchase

WHEREAS, with the receiving of these funds and the purchase of the equipment, Fiscal Year 2023 Revenue and Appropriation would need to be amended

NOW, THEREFORE, BE IT RESOLVED: Greenfield Township Board of Trustees hereby approves amending the 2023 Revenue and Appropriation

Trustee Searle seconded the motion.

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

Fiscal Officer Wyne advised that she spoke with Amy Brown Thompson regarding Bethel Cemetery. Amy was going to do research on whether the Township has to take the cemetery if there are veterans buried in the cemetery. Amy will be in touch with me once she has an answer. This item is tabled until a response is received from Ms. Brown-Thompson.

FLOOR: Trustee Kosch recognized Jeff Williamsen, 1201 Winding Oak Drive. Mr. Williamsen shared his concerns about the Fairfield County Regional Plan that is currently being worked on and has an upcoming vote. He stated he moved to Greenfield Township to get away from Canal Winchester where he lived, stating it was a hell-hole before, and it is worse now. He moved to Greenfield Township for the stability, the country air, the openness, and the school district. He thinks most Greenfield Township residents would agree with him. He presented two areas of concern that have the biggest impact on Greenfield Township. The first is defined in the documentation as area six, which is along the east side of US33 from Pleasantville down to Coonpath. He feels the residents of Greenfield Township don't know that the plan shows 6,964 new residents in that area. That is at four units per acre, which could be any kind of units. Then, area eight, which is bordered on the north by Coonpath, on the south by the city of Lancaster, on the east by OH188, and on the west by Election House (assumed). The plan shows 6,288 residences going in there. That's a total of 13,252 houses, not counting the people going into them, with a possible impact of over 15,000 on the school district. He stated he understands why this area was chosen, but he feels something must be done about this situation. He is asking the Trustees to consider holding a special meeting to inform the residents of the Township about this plan, preferably this month. Trustee Cotner stated the Board was planning to meet with their attorneys on September 20 to discuss making their own plan. He also stated he felt the

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Board was not in agreement with the plan and did not wish to go along with it. Discussion continued as to the next steps in holding any type of special public meeting on the subject. Trustee Kosch stated a decision would be made after meeting with legal counsel on September 20 to determine how to proceed. Mr. Williamsen also pointed out that the plan affects the school district, but also the fire department, the highway department, etc. Trustee Searle stated he agreed with what Mr. Williamsen had stated; however, he noted there were no residents at the current meeting expressing their concerns to the Board, especially after the Commissioner's Meeting last evening when all of this was discussed and presented. Mr. Williamsen stated he felt the residents did not know about the plan. Trustee Searle reiterated that the residents should make their concerns known to the Regional Planning Commission, as well as to the Fairfield County Commissioners, because the Board of Trustees basically has no say on the plan, other than to accept it or reject it. He also stated he had spoken out about his concerns with the plan. Discussion continued as to whether residents would attend a special meeting to discuss their concerns. The Board stated they would like to meet with legal counsel on September 20 before any special public meeting on this subject would be scheduled, as the attorney is also a planner who would be involved in the development of the Township Comprehensive Plan.

Trustee Kosch again stated the special meeting with Pete from Brosious would be held at the Township office at 2:30 p.m. on Wednesday, September 20, 2023.

Doug Majors, 750 Ginder Road, was the next speaker. He stated he had two subjects to address, the first being the Comprehensive Plan issue. He noted he had attended the Fairfield County Commissioners Meeting regarding the Comprehensive Plan last evening. He stated he came from a part of Ohio 20 years ago that went through the same process as what Greenfield Township is facing. He noted he felt it was a good idea that there is a Comprehensive Plan, and went on to explain everything he had seen and been through in the area he moved from (Mason/West Chester in southwest Ohio) when business expansion came into that area. He noted he owns some acreage in Greenfield Township and he farms; he has concerns about many things in the plan, such as the size of the houses and lots they are intending to allow, what areas are segregated for agriculture, etc., among other things. He stated he felt the community could not stop what was happening, and there is no way they can fight it, but he respectfully requested that the Board hold special meetings and try to get a handle on what is in the plan, and share it with the residents. He feels the residents have no idea what is in the plan and what is coming to the area.

The second issue Mr. Majors addressed was the condition of Ginder Road and how dangerous it is and is becoming. He noted the increase in excess traffic in the past three months due to the closure of Coonpath Road. He asked the Board to come and inspect the condition of the road. He noted the height of the crown of the road, and stated the condition of the road and berms continues to deteriorate. He stated there was a van that lost control and flipped over this morning in front of his house. Also, he

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was nearly hit in his front yard last year when he was on his mower due to a vehicle losing control. He noted the large grain trucks and equipment that also use the road, and he acknowledged that the Township cannot control how fast people drive.

ROAD AND CEMETERY DEPARTMENT BUSINESS: Tom Shafer, Road & Cemetery Superintendent, presented the following business:

- **Liberty Township Chip-sealing Project:** Tom reported the crew had been at Liberty and might be done tomorrow as a crew. He will go back by himself for about two to two and a half days of fog sealing next week, depending on weather. He noted he has been coming back to the shop at the end of the day to check voicemail, email and return calls, if needed. He also noted there is a funeral on Friday.
- **OPWC:** Tom stated he had not heard back from Eric about this culvert project.
- **Ginder Road:** Trustee Cotner raised the issue of Tom looking into what can be done about the condition of Ginder Road. Tom noted that he had wanted to level coat it last year, but money had been an issue. Discussion was held concerning the configuration of the road, the right of way, etc., as well as what had been done in the past, i.e. blacktopping it with a paver. Tom suggested that section of Ginder Road would be a good candidate for grinding the road down, and adding portland cement to it, as had been done on Election House Road several years ago. A resident commented that the crown of the road needed to be dealt with, in order to level it out. Trustee Kosch gave an estimate of somewhere around \$40,000 to have the grinding done. Discussion continued with what the best approach would be to get the road in the proper condition. Chief Smith also noted that the traffic will probably be increased with the roundabout going in at Coonpath Road between 2024 and 2025, with the detouring that will happen. Trustee Kosch asked that Tom get an estimate for having the road worked on.
- **Personnel Policy:** Trustee Kosch asked if the Road staff had signed off on the Personnel policy and submitted them. Tom replied they had not done so yet, but he will get it done, as well as getting copies of driver's licenses to Dawn.

ZONING BUSINESS: Tom Erlewein, Zoning Inspector, presented the following items:

- **Outparcel at Meijer - Variance:** An application will be submitted to request a variance which the BZA will need to hear, and Tom is in the process of getting that hearing scheduled; application to be submitted by tomorrow. This will be for an access road for this parcel. Meijer currently owns the parcel, and wants to either sublease it or sell it to a potential buyer (credit union).

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- **Zoning Commission Meeting:** A regular Zoning Commission meeting is scheduled for September 19, 2023 at the GTFD. Also, a meeting scheduled for October 4, 2023 will be continued based on the RPC agenda for a parcel at Route 158 and Ginder Road.
- **Business Notice:** Tom recommended that the business notice be advertised in the newspaper; estimated cost \$300. It is currently posted on the Township website, as well as the regular posting locations: the Township Office, the Fire Department and the Carroll Post Office.

Tom noted the news of the business notice is getting out, and he has sent some additional letters to some residents. He has also been in communication with the landscaping company at 2268 Carroll Eastern Road. There is a landscaping company with a pole barn with equipment on the property.

Discussion continued as to the word “employees” in the zoning code, where some of the businesses in the Township claim they don’t have employees, but rather have contract employees who receive a 1099 form for tax purposes. They also travel back and forth to the business to pick up and return work equipment. The clarification on this issue needs to be discussed, specifically with legal counsel - Brosious. Tom will contact them to gain a clearer understanding.

- **South Central Incentive Update:** Tom reported the contract had been executed by obtaining the signature by the Chief Financial Officer from Claypool Electric, and scanning those to Dawn. The materials still need to be ordered. The submittals from Claypool have been sent to the consulting engineer; they have not been returned yet. When those are received, the equipment will be ordered.
- **Zoning Applications:** Tom described an application which may ultimately have issues. A resident (concrete contractor) has applied to build a 3,200 sq. ft. pole barn using their existing concrete pad which will be used to house his equipment. However, he stated he will not be using this for business purposes. Tom will discuss this with him further when he comes to pick up his permit, as he has already discussed the business notice with him. It was confirmed his building is within the zoning code for his property size.

Tom reiterated that the business notice has been discussed with many residents, and he has continued to make them aware that once the business is operating in an accessory structure and not in the home, it is automatically an expanded home occupation, which will automatically force them to the BZA for a review.

Trustee Searle noted that he supported putting the business notice into the newspaper.

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He also asked if the permit spreadsheet is continually updated, as he sees things going on in the Township and wants to know if they have gotten a permit. Tom affirmed that it is, and noted it is also kept on the Township website; however, he also offered to email it to the Board each time it is updated.

Tom also raised the issue of the TIF that was created, and noted he had received a public records request from the city of Lancaster. This references the field behind the New Life Church, across from Meijer. The city was checking whether the zoning map was up to date, and Tom confirmed that it is. Tom stated he has a message in to the RPC, as he felt this is likely related to the residential hotel, and density issues with the county. Tom noted this is an area that does not have a TIF on it, and it could result in revenue loss, so he recommended the TIF could be amended, and he is waiting to hear back from the RPC on this issue.

Trustee Kosch recognized the Sheriff's Deputy who was in attendance. There were no concerns or business to be addressed.

FIRE DEPARTMENT BUSINESS: Chief Brad Smith presented the following items:

- **New Medic:** The new medic is running as the first out.
- **Firehouse Septic:** The septic is working properly at this time; however, Chief Smith suggested considering what should be done with it in the future, and how to run the septic for the leach field, which would involve the Health Department. He stated that some of the rubber gaskets in the pump had to be replaced. Also, the circuit had to be replaced. Because it is an older system, and also due to running uphill, this is problematic for the system.
- **Grants:**
 - The Ohio Department of EMS grant has been adjusted/increased to \$3,652.68 for the Department to receive. This is a reimbursement grant, so any money spent between July 1, 2023 through December 31, 2023 can be reimbursed for specific items. Typically, the Department uses this money to help pay tuition for the firefighters who are in medic school. There are also some innovation tools that will become obsolete in the near future where this money can be used.
 - The BWC Safety Grant specialist has informed the Department they will be hearing the decision on the grant within six to eight weeks. There was a large influx of people applying for this grant. If it is approved, the Department can move forward with purchasing the e-extrication/battery operated tools.
 - The AFG Fema Grant: The fit testing is being finalized for the members for the SCBA masks so it can be determined what to order. Then, the purchase order

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will be submitted to the vendor. It is hoped to be done by Thursday so it can be submitted.

- **Special Events/Training:** The Lancaster Fire Department will be hosting a full scale exercise next Tuesday at the battery recycling facility (lithium batteries). It will be a hazmat/fire full scale exercise. Several departments from surrounding counties will be involved. Chief Smith stated the Department has been trained on the response to lithium battery fires in various items, i.e. cell phone, e-bikes, etc. He explained that the county Fire Chiefs group applied for a grant with South Central Power (\$5,000) for a containment kit for each department that can be used for these batteries. Each first out engine will have a kit. The hazmat truck will have a 55-gallon barrel that can store the bad batteries so they don't catch on fire. Chief Smith stated the Department had learned at the training that the smoke from these fires is quite harmful, which is a health concern.

FROM THE TRUSTEES:

Trustee Searle stated he had been contacted about some potential website enhancements. Fiscal Officer Wyne is working with WebChick on this. One of the ideas was having an email database where citizens could enter themselves, and then information could be pushed out to the public that way. Chief Smith noted the Department has used Twitter in the past in order to notify citizens of issues.

Trustee Kosch stated he had been contacted by Jeff Fix, Commissioner, about the Board meeting with the Fairfield County Commissioners and the Mayor. He has not responded, as he wants to wait until after the September 20th meeting. He also noted Hocking Township has been meeting with them for over a year but nothing had been accomplished.

Tom Shafer noted Jeff Bondurant had submitted a vacation request for October 8 through October 14, 2023. Tom stated he was in agreement with the request. The Board had no issue with the request.

Trustee Searle moved to go into Executive Session to discuss employee compensation for an employee; Trustee Cotner seconded the motion.

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

Trustee Searle moved to come out of Executive Session; Trustee Cotner seconded the motion.

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

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Trustee Searle made a motion to give a raise to the Zoning Inspector, to bring him to \$30 per hour, effective the first full pay period in January; Trustee Cotner seconded the motion.

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

With no further business to be discussed, a motion to adjourn was made by Trustee Cotner; seconded by Trustee Searle.

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

Meeting adjourned at 7:10 p.m.