

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Meeting

September 24, 2018

Held 7:00 PM

The Greenfield Township Trustees met for the Public Hearing on the Zoning Book at the Fire House. Lonnie Kosch called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Kosch swore in everyone that wanted to speak.

Steve Eversole – 2500 Election House Road wanted to talk about 3 different points in the zoning code book.

Point 1 -Page 4.10 (Permitted Area and Height) – proposing 20 to 24 feet or not to exceed to primary structure. Trustee Searle thinks if we go with a change he feels we should go with a specific height. Trustee Kosch ask the floor if there were any other comments. Trustee Cotner made a motion on 415.03 (Accessory structure permitted area and height) of 24 feet maximum. Kent seconded.

Roll Call: Cotner-yes, Kosch-yes, Searle-yes Motion passed 3-0

Point 2- Page 3.33, Section 355.02 Permitted uses. After the start of discussion, it was discovered that Steve's copy was incorrect and he was given a current copy. After seeing the correct copy, no further discussion.

Point 3- Page Section 310.06 D & E (Side yard and rear yard setbacks). Steve would like to propose 10' and 10' for accessory structures for all residential. It was 20' side and 50' rear. Steve passed out a survey of different townships around the area. Albert Moore would like to grandfather what it is current. Trustee Cotner wants what is best for the township and thinks it is a hardship for the residents to have to get a variance for \$800.00. Trustee Searle asked Mr. Caulson if he was going to build a structure. He advised he is and is also a builder. He advised that Bloom Township's variance is only \$250.00 not \$800.00. Trustee Searle said this doesn't mean we can't grant a variance but we need to do what is best for the township. Mike Arder – here with a proxy for his son who is planning on putting up a pole barn and filing for a variance. Steve said he and Trustee Searle are going to have to agree to disagree on this issue. Kevin presented the board with a letter from David Gotleib (a property owner) asking to go to a 10' set back. Trustee Searle made a motion for a 20' and 20' setback for R1. Motion died. Trustee Cotner asked Steve if he could live with 15' and 15' set back. Trustee Searle made a motion for a 15' and 15' set for R1. Motion also died as no second. Trustee Kosch stated the document stands as written.

Steve advised that this is a large document and we shouldn't go 17 years without making changes. He also suggested that maybe Kevin should keep a log of things that need changed or added. Trustee Cotner stated we aren't going to print a new book until all this is straightened out. Trustee Kosch asked there was anyone else that wanted to speak.

Motion made by Trustee Cotner to accept the book as written with Trustee Kosch seconding.

Roll Call: Trustee Cotner– yes, Trustee Kosch– yes, Trustee Searle– no Motion Passed 2-0

Trustee Cotner made a motion to adjourn, Trustee Searle seconded

Roll Call: Cotner-yes, Kosch-yes, Searle-yes Motion passed 3-0

Special meeting concluded; meeting adjourned at 7:44 p.m.