

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Public Meeting

September 25, 2025 - Held 7:00 PM

The Greenfield Township Trustees met for a public meeting on September 25, 2025 at 7:00 p.m. at the Greenfield Township Firehouse. Dave Cotner, Lonnie Kosch and Kent Searle were present. Trustee Cotner led those present in the Pledge of Allegiance. The purpose of the meeting was to review and discuss the Comprehensive Land Use Plan.

Trustee Cotner opened the meeting by explaining that the meeting had been misrepresented as a Public Meeting, and should have been advertised as a Special Meeting to discuss the Comprehensive Land Use Plan with Attorney Marshall McCormick. He noted those in attendance could stay, and added that nothing would be changed on the map. Trustee Searle added that it was a public meeting, not a public hearing.

Trustee Cotner explained they needed to have Mr. McCormick assist with the finalization of the Land Use Plan. It was confirmed there was no existing Comprehensive Land Use Plan from the past. Discussion continued regarding the current map and the various designations of proposed usage. Mr. McCormick discussed the Liberty Township Land Use Plan he had written, and comparisons to Greenfield Township's plan, noting that he no longer represented Liberty Township.

Various aspects of the current plan were discussed, including the Village of Carroll and the city of Lancaster, and the impact annexation had had on the Township. The Board noted they did want to continue to work with the Village in the future, and stated another NCA or CEDA may be developed. Mr. McCormick asked how the current Comprehensive Plan was developed; the Board noted there were several meetings held to gather public input and suggestions on what they would like to see, as well as discussions with the landowners. These minutes can be shared with Mr. McCormick to reference as he works on finalizing the plan.

Additional discussion centered around the existing water and sewer infrastructure, and what the County had in mind in terms of bringing more services to the area. The Board noted Tony Vogel, Fairfield County Utilities Director, had attended several of the Comprehensive Land Use Plan meetings to present his information and suggestions, and to review the map with the Board. Mr. Vogel has seen the finalized map from the Township in order to continue the County planning process for the area. It was noted the area in yellow on the map is approximately 1,500 acres.

Trustee Searle noted the current R2 zoning is two houses per acre. Trustee Cotner said he had talked with the Fire Department, Road Department and Zoning Department to get input for the map. The industrial area along Route 33 makes sense, per Mr. McCormick. Trustee Cotner noted that is what the landowners want.

Mr. McCormick asked about the school districts involved. Trustee Kosch responded with Bloom Carroll Lancaster and Liberty Union. The Sheriff's Department provides service for the Township; there are no parks, and there are eight cemeteries.

Mr. McCormick noted he will start the template for the Comprehensive Land Use Plan, and get a draft for review along the way. Trustee Kosch asked how big it will be; Mr. McCormick stated it is based on the Township's need. Trustee Kosch also asked how the Board would go about

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getting it changed in the future. Mr. McCormick stated it can be amended or re-done as needed.

Discussion continued regarding what else needs to be done at this point. Mr. McCormick stated the Plan will give a history of the Township, then explain how it got to the current plan from the history. Trustee Kosch asked if documentation from the landowners was needed; Mr. McCormick responded that he did not. Trustee Kosch noted the Plan didn't go to the northeast corner of the Township due to the infrastructure, and noted Tony Vogel doesn't have plans to go that way yet.

Mr. McCormick asked about the R1 areas and when the Township went to two acre lots; Zoning Inspector Williamsen responded this was done in early 2025. Mr. McCormick also asked about the Village's services. It was explained they have County water and sewer, Township Fire and Village Police. It was noted the Fire Department has mutual aid agreements with surrounding Townships, as well as Lancaster.

Mr. McCormick asked to have the dates and locations of all the meetings that had been held in the planning stage. He also asked what the residents thought about the Plan. Trustee Cotner stated that they are not happy, but they do understand why it is necessary. He also noted some meetings were not well-attended. Trustee Kosch stated the attendance increased after the map was published.

Mr. McCormick asked if ODOT and the County Engineer had discussed the plan. It was noted ODOT had not; however, the County Engineer had discussed it. It was also noted County Commissioner Jeff Fix had attended meetings and reviewed the map. Mr. McCormick will check as to whether ODOT needs to be looped in. He also asked about any railroad lines, as well as any pending industrial projects; it was noted there were no industrial projects pending. He also asked about any JEDD's; it was noted there were no existing JEDD's; only TIF's. He discussed local waterways and said he can talk to ODNR about that. He asked about the Road Department. The Conard confirmed there were 39 miles of Township roads; and the Department has two full-time and two part-time employees.

Discussion continued as to any potential deadline for the Plan. The Board suggested by the end of 2025. Mr. McCormick will send his estimate for payment to Fiscal Officer Kull, and noted it would probably be under \$2,500, based on revisions.

Trustee Kosch asked what would happen when Mr. McCormick is done with the Plan and how the Township proceeds. Mr. McCormick stated the Board would hold a Public Hearing to vote on the Plan, make it a record, and suggested putting it on the Township website. Mr. McCormick stated he will get a quote to the Board before the next Trustee Meeting on October 8, 2025, so it can be discussed and voted upon.

With no further business to come before the Board, Trustee Searle made a motion to adjourn; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes

Motion Passed: 3-0

Marshall McCormick noted he would not be charging the Township for his attendance at this meeting. The meeting adjourned at 7:57 p.m.