

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Public Hearing

Public Hearing - October 5, 2022 - 6:00 PM

The Greenfield Township Trustees held a public hearing at the Greenfield Township Firehouse for the purpose of discussing a zoning issue. Trustee Searle called the meeting to order at 6:00 p.m. Dave Cotner, Lonnie Kosch, Kent Searle were present.

Trustee Searle stated the purpose of the hearing was to receive public opinion and comment on proposed zoning amendment changes to the Zoning Resolution concerning Section 345 - Highway Business District and 340 - Business District. At the conclusion of the hearing, Trustees may be voting for or against this application for zoning amendment.

At this time, Trustee Searle conducted the swearing-in of Andrew Stevenson, who wished to speak. Mr. Stevenson introduced himself as a resident of Greenfield Township. He is also the president of the non-profit group Citizens for the Preservation of Carroll Ohio, which is a non-profit organization committed to maintaining the orderly development of the Carroll region. Mr. Stevenson stated he was present at the meetings at the Zoning Commission hearings which heard the proposed zoning changes. He provided comments at those hearings, as well. He stated he was attending the current hearing to provide his support for the changes with two noted items, which were discussed at length at the Zoning Commission hearing: 1. the idea that the residential units of any kind or purpose.... that phrase also appears in the highway business district. 2. a question regarding number 12: Hotels and Motels and Inns under permitted uses and whether clarification should or should not be put in that section. There is some argument that clarifying the different types of hotels would eliminate confusion and provide ample notice to anyone who would come forward, in particular, as the Ohio Revised Code Sections Chapter 3731 define the different types of hotels, such as transient, extended stay, residential hotels. He is asking if it needs to be stated specifically what types of hotels are permitted. He noted that in looking at the definition of all the types of hotels, all but one refer to the hotel as establishing residence; the only one that doesn't is the transient hotel. The word "residence" appears in all of the other definitions. He feels this is not clear as to what it is. He feels an argument can be made that the other hotels establish residency; extended stay says it's a residence hotel. The only one that says it's not is a transient hotel. He stated it is much clearer and provided more notice if it gives clarification of the types of hotels that are not permitted.

Mr. Stevenson noted that these were the primary concerns of the organization and himself.

At this time, with no other public testimony to be heard, Trustee Searle declared the public hearing closed, so the Trustees could move forward with deliberations; no public testimony is to be heard during the deliberations.

He asked for any Trustee comments. With no comments from the other Trustees, Trustee Searle gave his comments in reference to the concerns Mr. Stevenson had brought forward. He proposed to add in Item 12: Hotels, Motels and Inns - add in parentheses: (but excluding a residential hotel) as that term is defined within the Ohio Revised Code Section 3731.01. Other than that, he felt the Zoning Commission did a great job of updating the two sections, and putting things in more detail, and bringing the districts more in line with the Zoning Resolution with setbacks, height restrictions and things like that. Both of the other Trustees were in agreement. He noted this change would allow hotels, motels and inns, and exclude anything that is residential/has a residence in it, and would come in line with the purpose at the

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beginning, that says residential units of any kind are not permitted in a business district, and it says the same thing in a Highway District.

With no further discussion, Trustee Searle proposed to accept the Highway Business and Business Districts as recommended by the Zoning Commission with the addition of Item 12 in parentheses: (but excluding a residential hotel, as that term is defined in the Ohio Revised Code Section 373.01) and that would be included in both the Highway Business District and the Business District.

Trustee Cotner seconded the motion.

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

Trustee Searle declared that the application was approved.

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

At this time, Andrew Stevenson stated he had additional concerns regarding two other issues to bring before the Board. There are transient hotels, extended stay hotels and residential hotels. The language being used says residential hotels are excluded; it doesn't say anything about extended stay hotels, which do offer temporary residence which would be in violation of the first sentence that says residence of any kind. He is concerned when it says "no residence of any kind for any purpose", but then it says it is excluding one kind of establishing residence, it makes some level of ambiguity. He feels it is better to state only transient hotels are permitted, thereby eliminating everything else, such as an SRO facility, a temporary residence, an extended stay hotel and a residential hotel. There is also a problem that you can convert some transient or extended stay hotels after a period of time to an extended stay - adding sprinklers to upgrade the facility. Additional discussion was held concerning the actual definitions of residence and how to word the amendments in order to have them clearly stated.

ROLL CALL: Cotner: No Kosch: No Searle: No Motion failed: 3-0

Trustee Searle made a motion to rescind the motion to approve both the Highway Business District and the Business District amendments to the Zoning Resolution; Trustee Kosch seconded the motion.

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

Trustee Searle stated the following clarification on the information: To exclude residential hotels, extended stay hotels, and SRO's, or any hotel that establishes a residence. This does allow transient hotels. This would be in-line with the other hotels in the county.

Trustee Searle made the following motion: To accept the recommendation of the Zoning Commission for amendments to the Zoning Resolution concerning Section 345 - Highway Business and 340 - Business District - with the addition of adding in Line 12 under "Hotels, Motels, and Inns": add "but excluding residential hotels, extended stay hotels, and SRO hotels, and any type of hotel that establishes a residence, as a term defined within the Ohio Revised Code Section 3731.01, and this would be included in Line 12 on both the Business District and the Highway Business District"; Trustee Cotner seconded the motion.

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

With no further discussion, a motion to adjourn was made by Trustee Cotner; seconded by Trustee Kosch.

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

Trustee Searle confirmed with Fiscal Officer Wyne that she needs a copy of the proposed changes, as well as a copy of the approved changes.

Meeting adjourned at 6:23 p.m.