

Greenfield Township Zoning Commission

Meeting Minutes

October 9, 2017

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on October 9, 2017, at the Greenfield Township Firehouse. The Pledge of Allegiance to the Flag of the United States of America was recited at the opening of the meeting.

- **Roll call**

The Chairman conducted a roll call, asking each member to give name and address. The following members were present:

Jack Barr, 1642 Winding Oak Dr.
Jim Beiter, 416 Coonpath Rd. NW
Jeff Kraner, 1955 Carroll Southern Rd.
Bob Paulus, 4075 Stringtown Rd.
Kim Wickham, 5964 Havensport Rd.

Guests: John Reef Sr, Lonnie Kosch Sr., Jennifer Wolfe

- **Review of Minutes of Previous Meeting**

Minutes from the Septemberv 19, 2017, meeting were reviewed. Jim moved to approve the minutes. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved.

- **New Business**

Jim noted that the owners of 3365 Lancaster-Kirkersville Rd. appear to be building a new garage in front of a previously built garage/barn which may also be a residence. He wondered if this was permitted and how as the previously built building was larger than the 2% allowed. At the time, the owner owned multiple parcels and was going to combine them to have enough land for the building.

The committee members discussed the idea of the township coming up with its own comprehensive plan (currently the county has one). They also discussed areas currently zoned PUD with respect to whether this worked or should be changed in the new book.

- **Final Reviewing of the Zoning Book**

Members recommended the following changes to the zoning book revision:

Rural Residential (R-3) – Change Purpose to “shall be used in areas served by public water and sewer” as in R-2.

Remove Section 360 Planned Development District (PD) and replace with current Planned Unit Development District (PUD).

Remove Section 430 Temporary Use, Events and Sales.

Remove 440.05 Temporary Signs -Permit Required.

Update section/subsection numbers.

Add three charts (two page Zoning Amendment flowchart from ORC 519.12 and Amendment Ticksheet) after 215.04 Procedures.

Jack moved to approve the above changes to the revised zoning book. Jim seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Changes approved.

Jeff moved to send the revised zoning book to the Regional Planning Commission once changes are made and by Monday, October 16th. Jack seconded the motion. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Jen will make the changes and send the new book to RPC.

- **Next meeting**

Tuesday, December 19, 2017, at 6:00pm at the Greenfield Township Firehouse.

There will be no meeting in November. Jen will post a notice on the website and at the post office.

- **Adjournment**

Jack Barr moved to adjourn the meeting. Motion seconded by Jim Beiter. A Roll Call vote was taken: Jack, Yes; Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Meeting adjourned at 7:05 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 12/19/2017.