

# Greenfield Township Zoning Commission

## Meeting Minutes

October 18, 2016

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on October 18, 2016, 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**

Conducted a roll call. Chairman asked each member to give name and address. The following members were present:

Jack Barr, 1642 Winding Oak Dr.

Jim Beiter, 416 Coonpath Rd.

Bob Paulus, 4075 Stringtown Rd.

Jeff Kraner, 1955 Carroll Southern Rd.

Kim Wickham, 5964 Havensport Rd.

Guests: Lonnie Kosch Sr., John Reef Sr., Kevin Yeamans, Steve Eversole, Dave Cotner, Gary Smith

- **Review of Minutes of August's Meeting**

Minutes from the September 20, 2016, meeting were reviewed. Jack Barr moved to approve the minutes. Jim Beiter seconded the motion. A Roll Call vote was taken: Jim Beiter, Yes; Bob Paulus, Yes; Jack Barr, Yes; Kim Wickham, Yes. Jeff Kraner, Yes. Motion carried. Minutes approved.

- **Review of Permits and Fee Report**

No report reviewed.

- **Zoning Inspector's Comments and Suggestions**

No comments from Zoning Inspector.

- **Comments from Gary Smith Regarding Zoning Resolution Update**

Gary continued discussion of our Planned Development Districts. Under the Highway Business District, he outlined Outdoor Storage where we would want to require

screening and ways to use a Sales Permit. In talking about the Industrial District, Gary proposed using building square footage as a guideline. He will also check to see what current exceptions we may already have in this district.

Gary encouraged the township to consider putting a Planned Unit Development process in place. This process allows the township to examine and approve the future plans for property when someone wants to change the zoning use. In the example of a housing development, the township can have some say in what the houses look like and how many per acre.

Gary also gave some ideas to consider in the area of Comprehensive Planning. It should be done with input from the community. It can designate areas for no development and balance businesses with housing. It gives the township a basis and the ability to defend decisions regarding zoning.

Next month: Finalize Planned Development

Also, Gary will look into public utilities regulations for personal wind power (small wind projects).

- **Next meeting**

Tuesday, November 15, 2016, at 6:00pm at the Greenfield Township Firehouse

- **Adjournment**

Jim Beiter moved to adjourn the meeting. Motion seconded by Jack Barr. A Roll Call vote was taken: Jack, absent; Jim, Yes; Bob, Yes; Jeff, Yes; Kim, Yes. Meeting adjourned at 8:05 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 11/15/16.