

# Greenfield Township Trustees

## Public Hearing Minutes

October 21, 2021

- **Call to order**

The Hearing was called to order by Trustee Dave Cotner at 6:00 p.m. on October 21, 2021, 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 Hearing.

- **Roll call**

Trustee Cotner requested a roll call:

Kent Searle, Trustee  
Lonnie Kosch, Trustee  
Dave Cotner, Trustee  
Caitlin Barbee, Zoning Inspector

- **Discussion**

Trustee Cotner explained that the purpose of the Hearing is to discuss proposed amendments to the Greenfield Township Zoning Resolution, primarily related to three Sections. Trustee Cotner gave his compliments to the current Greenfield Township Zoning Commission for “being on top of it” with their past few Hearings.

Andrew Stevenson, a Greenfield Township resident and President of the non-profit organization, Citizens for the Preservation of Carroll, Ohio (CPCO), was sworn in by Trustee Cotner. Mr. Stevenson stated that he and his organization initially opposed some of the recommendations but after reviewing the amended proposed recommendations as set from by the Zoning Commission, he believes it to be in the best interest of the residents of Greenfield Township for the Trustees to accept the recommendations as presented.

Trustee Searle indicated that he has “some minor issues” with the recommendations as proposed:

- 1) On Page 6, Section 360.3(D): Current language reads, “ERROR: REFERENCE SOURCE NOT FOUND”; Trustee Searle suggests that this is a typo and believes the language should read “Section 360.01(A), which was confirmed by all in attendance.
- 2) Page 7, Section 360.3(E)(2): Current language reads, “Expiration-If construction has not commenced within two (2) years of the Development Plan approval...[T]he

zoning for such property shall revert to its zoning prior to being classified as a (PUD) Planned Unit Development District.”

Trustee Searle specifically discussed this language with the Township’s Prosecuting Attorney, who suggested that the automatic nature of the clause “shall revert back” could potentially be problematic in the future. Per Trustee Searle, the Prosecuting Attorney recommends alternate language which would make the Trustees or the Zoning Commission take action, which would force any PUD Development Plans to remain on the Trustees radar in the event that new Trustees are subsequently elected. Trustee Searle indicated that the Zoning Commission took the entire paragraph regarding Expiration out and in so doing, inadvertently took out language which the Prosecuting Attorney was attempting to “clean up.”

Mr. Stevenson agreed that the language change would make it easier to avoid litigation in the future.

Trustee Kosch advised that the entire paragraph needs amended as it “does not flow” currently and the entire paragraph was amended to read in its entirety:

“Expiration-If construction has not commenced within two (2) years of the Development Plan approval, the Development Plan shall be void and a new Development Plan shall be approved through the process followed in the original application for rezoning, unless the Township Board of Trustees grants an extension. The Township Board of Trustees or Zoning Commission may initiate a zoning amendment to rezone the property to its former (or another similar) classification upon expiration of the Development Plan approval period.”

3) Trustee Searle pointed out that Section 360.04(C) under the heading “Open Space” should read, “[A] minimum of twenty percent (20%) of the total gross acreage of the PUD shall be provided as open space for public use”, rather than the fifteen percent included in the proposed recommendations. Trustee Searle explained that this change was already accepted by the Zoning Commission but the written change had not been made and needed to be updated.

Trustee Cotner asked whether a Motion to accept or deny the recommendations of the Zoning Commission as presented would be made and Trustee Searle made a Motion to ACCEPT the recommendations of the Zoning Commission WITH the additional changes and corrections made at this Hearing. Trustee Kosch second the Motion. Vote was taken: Trustee Cotner: YES; Trustee Searle: YES; Trustee Kosch: YES.

- **Adjournment**

Trustee Searle made a Motion to adjourn the Hearing and Trustee Kosch second the Motion. Vote was taken: Trustee Cotner: YES; Trustee Searle, YES; Trustee Kosch, YES.

Hearing adjourned at 6:48 p.m.