

Greenfield Township Zoning Commission

Hearing Minutes

Tuesday, July 25, 2023

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on Tuesday, July 24, 2023 at the Greenfield Township Zoning Department. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll call**

The Chair requested a roll call:

Jeff Zech, Chair
Patrick Callahan, Vice-Chair
June Queen, Secretary
Jack Barr
Amy Brown

Kim Wickham – not present

Tom Erlenwein, Greenfield Township Zoning Inspector
Lonnie Kosch, Greenfield Township Trustee

Guests: Michael Frankhouser, Jeff Williamson

Sworn in: Michael Frankhauser

- **Review of Previous Hearing Minutes**

None

- **Hearing Business**

Tom Erlenwein provided a comprehensive packet to all Commission Members that contained the following submitted documents (but not limited to): *Greenfield Township Application for Zoning Amendment, Fairfield County Regional Planning Commission recommendation of approval letter, Greenfield Township Zoning Summary document with photograph copies, Carriage House Printery Private Site Improvement Plan, Carriage House Printery Business Plan, list of adjacent properties, private site improvement plan, Fairfield County Utilities letter (comments), Fairfield Soil and Water Conservation District letter, and e-mail correspondence President of Hunter's Run Conservancy District.*

Michael Frankhouser; 0 Dolson Court in Greenfield Township; Parcel ID 0130094200. Request to change zoning from R-3 Urban Residential to I-Industrial (light).

Michael Frankhouser described his business, Carriage House Printery, a digital fabric print shop. His current location in the Village of Carroll is a small shop, which they have outgrown. Upon finding the property located at 0 Dolson Court (referenced in paragraph above), it was determined to be a dumping ground for dirt, surrounded by industrial properties. He explained that Carriage House Printery is a quiet business with no customer foot traffic and minimal vehicular traffic. Equipment is quiet, low noise. Orders are on demand, only, which results in less product waste, approximately 20 (twenty) gallons per year (far below ...). Fabric inks are low toxicity. Due to the COVID years, he held off on proceeding with the re-zoning request. In the meantime, he has improved the property with a building pad, retention pond, and adding storm/sewer access.

The 0 Dolson Court property is a total of 17 (seventeen) acres, however only 2 (two) acres available as non-conservancy. He states that Fairfield County plans to add additional wells to supplement the water tower present on the property. He has requested that the county use the access road for shared easement instead of cutting across the property. He has already done 80% of the work to create a proper roadway. This is one car-width gravel path that will require dropped in stone. Prior easement existed prior to his purchase of the property.

The Commission reviewed the rezoning request information packet and questions answered.

Pat Callahan made a Motion to approve the recommendation to rezone Parcel Number 0130094200 located at 0 Dolson Court in Greenfield Township from R-3 Urban Residential to I-Industrial (light). June Queen seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, Jack Barr, yes; Amy Brown, yes.

Jeff Zech to notify the Greenfield Township Trustees of the recommendation of approval. Tom Erlenwein will set up hearing date with trustees and post public hearing notices.

- **Next Greenfield Township Commission Hearing**

None Scheduled

Jack Barr made a Motion to adjourn the Meeting; Pat Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, Jack Barr, yes; Amy Brown, yes; The Meeting was adjourned at approximately 6:20 pm.

Respectfully Submitted By: June Queen, Commission Secretary