

## RECORD OF PROCEEDINGS

*Minutes of*

**Greenfield Township Trustees**

*Meeting*

November 8, 2023 - Held 6:00 PM

The Greenfield Township Trustees met in regular session at the firehouse. Trustee Kosch called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Kosch presented the October 25, 2023 Trustee Meeting minutes for approval. After each trustee reviewed the minutes from the Trustees' Meeting held on October 11, 2023, Trustee Kosch asked if there were any corrections needed. Trustee Cotner made a motion to approve the minutes as written; Trustee Searle seconded the motion.

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

Trustee Kosch presented the October 30, 2023 Trustee Special Meeting minutes for approval. With no corrections to the minutes needed, Trustee Searle made a motion to approve the minutes as written; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-

**FROM THE FISCAL OFFICER:** Dawn Wyne, Fiscal Officer

The financial reports were distributed.

September bank reconciliation has been submitted to the Trustees for review.

Trustee Searle made a motion to pay the bills associated with warrants 3030 through 3049 and Electronic Debits 167 through 173 which are listed on the payment report; seconded by Trustee Cotner.

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

Trustee Searle made a motion to approve the Purchase Orders and/or Then and Now Purchase Orders; Trustee Cotner seconded.

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

Trustee Cotner made a motion to approve Resolution 2023 09 06 02 for the following transfer of funds.

\$5,500.00 from Fund 2191-220-190-0011 to Fund 2191-220-420-0201

Trustee Kosch seconded the motion.

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

Fiscal Officer Wyne stated that we have an employee of the Fire Department whose partner had a baby. The employee was permitted to use ten working days of sick leave. The Chief was advised that during negotiations, the meaning of immediate family members and significant others was discussed; however, significant others were not included in the contract, as the township did not list it.

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According to the Collective Bargaining Agreement, Article 21, Sick Leave, Section 3 A-4; it states "For the purpose of the township sick leave policy "immediate family" means employee's current spouse, parents, and children by blood or adoption, or for whom the employee is a legal guardian or foster parent. It further states members shall be granted no more than five (5) work days in a calendar year for sickness in the immediate family requiring the presence of the member at home; provided, however, that in case of the birth of a member's child, members may be granted up to an additional five (5) work days in any such calendar year if needed for such event. The member may be required to furnish a medical certificate from a licensed practitioner to verify this use of sick leave.

Discussion followed, with the point being made that a significant other is not covered in the policy; however, a child is a covered family member. Trustee Searle also stated that the care provided for the child should be clearly stated in the doctor's note which the employee submitted. A copy of the doctor's note with clarification needs to be provided to the Fiscal Officer for payroll.

**FLOOR:** Jeff Williamsen, 1201 Winding Oak Drive South, presented the following information. Senate Bill 52 was passed in July 2021. This bill places new requirements on renewable energy development in Ohio, and changes to the Ohio Power Siting Board process. The bill is specific to wind and solar development, and does not place new restrictions on other types of development. Mr. Williamsen explained the bill states there can be an area designated in a county - unincorporated area - as a restricted area in which utility facility wind and large solar facility projects cannot be permitted by the Ohio Power Siting Board. A large facility is anything over 50 megawatts or more. That is normally comprised of - just the panels alone - 550 acres; with added roads and space in between the panels for installation and maintenance, it could be over 1,000 acres for a 50 megawatt solar development.

In order to stay within the speaking timeframe, Mr. Williamsen presented the following: "Right now in Pataskala, they are currently fighting for their life; they are being overwhelmed by large scale warehouses, data centers and solar and chip manufacturing plants. They've dug deep into the motives behind these, and seem to have uncovered a link to the Chinese communist party, so you can determine that for yourself on a website called [notinpataskala.com](http://notinpataskala.com); you can take a look at it. Recently, Liberty Township became the first township in Licking County to have their trustees pass the required resolution to make all of Liberty Township an exclusionary zone. They will appear at the Licking County Commissioners meeting tonight to get the Commissioners to approve their resolution. Their hope is that if the Commissioners approve their resolution, it will trigger other townships in Licking County to follow suit. This will provide county-wide protection from large solar projects. Tonight, I'm asking the Greenfield Township Trustees to follow Liberty Township's example, and consider a resolution to make our township an exclusionary zone for large scale solar installations; better yet, to consider partnering with any or all other Fairfield county townships to bring

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your unified voices together to the county leadership to make the entire county an exclusionary zone. Remember when Commissioner Fix was here a couple weeks ago, he did say that his primary objective was to preserve farmland in Fairfield County. Thank you for your time”.

Discussion continued with Trustee Kosch stating that it was his understanding that the area around Buckeye Lake, Amanda, and Hocking Township, had gone out for lease, but hadn't gone any farther; also that it had to go through the county commissioners to pass anything regarding solar or anything like that. He also noted at the Regional Planning meeting the prior evening, it was discussed that the township(s) would need to check with their legal counsel on whether they could stop anything from occurring with the solar facilities. Zoning Inspector Erlenwein stated that he had just submitted a solar energy section to the RPC today for the Township's zoning code. The township has the potential to regulate anything under 49.9 megawatts. If this is accepted, it would require a business to submit a zoning permit for anything under 50 megawatts. For anything above 50 megawatts, they would be required to go to the state of Ohio, Ohio Siting Board, for any type of solar farms, etc. Mr. Williamsen pointed out that Senate Bill 52 allows the county to designate exclusionary zones, by township, if the townships ask for it and they okay it. After further discussion, Mr. Williamsen stated he would get the information and process that Liberty Township (Licking County) went through to request their exclusionary zone, and provide that information to Greenfield Township. The Board thanked Mr. Williamsen for his work on this issue.

**ROAD AND CEMETERY DEPARTMENT BUSINESS:** Tom Shafer, Road & Cemetery Superintendent, presented the following business:

**Rainbow Drive:** The Fairfield County Sheriff's Department is continuing to patrol Rainbow Drive. Tom also spoke to Deputy Hummel about his concerns with Ginder Road between Route 158 and Stringtown Road. He has provided information to Tom about the issues and citations in those areas.

**Cemetery Footers and Flagpole Bases:** Footers and flagpole bases were poured two weeks ago. Tom stated he wasn't happy with the solar lighting, and he will be reaching out to the vendor where the flags came from. Tom will keep the light shining down; however, he may be looking into an alternative solar light that attaches to the pole.

**Lighting Upgrade Project:** Tom spoke with Tom Erlenwein and Trustee Kosch about the project which is currently ongoing. He'd like to change two lights in the cold storage bays, by adding a light in the middle to light the dark area. He was also going to suggest a couple other changes in the Road section that might save some money toward the lighting in the Admin. building. Tom stated the lights that were installed - "wall packs" - in the salt barn weren't really doing a good job of lighting the barn; those lights will also be switched around so the inside of the barn is lit better.

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**Part-Time Employee Needed:** Tom suggested that the Board start looking into getting another part-time person on board who has a CDL and would be available to plow snow when needed. Trustee Cotner said he knew of someone who was interested in the position who was willing to get a CDL. Chief Smith said Rick Szabrak of Fairfield County might be able to assist with obtaining the CDL, since the students at the Workforce Center are being instructed on getting their CDL.

**Pole with South Central Light/Lighting Project Discussion - continued:** Tom Shafer reported there is a South Central pole with a high intensity LED light (not working due to farm equipment taking it out) that does not belong to the Township. There was a plan to get the light replaced, and then discussion turned to putting the line underground, with the new lighting project going on. Tom Erlenwein went on to explain that since there were already plans to trench for the new security light, a trench could also be installed for the existing pole Tom Shafer was referring to. He shared site plans that show where the conduit would go. He also stated that a new meter was going to be installed for the new light, and the existing light could also be connected to that meter. Additional discussion was held concerning what was already budgeted - \$3,000 for the work, and where the additional funds would be pulled from; Tom Shafer suggested the General Fund. The monthly bill/fee was also questioned, and Tom Erlenwein stated he would check on that and report back.

Trustee Kosch also asked if there were lights near the propane tanks and the back of the building. The plans show three lights to be installed in that area. Tom Erlenwein and Tom Shafer will discuss this with Claypool Electric.

**ZONING BUSINESS:** Tom Erlewein, Zoning Inspector, presented the following items:

**Upcoming Hearings and Meetings:** The report was distributed which noted the upcoming BZA hearings and meetings. One hearing is regarding a conditional use issue; Tom will be putting the signs up today. Trustee Searle and the Board reiterated that they are available to help get the signs put up in the appropriate places as long as they are notified when help is needed. Tom stated he would also be getting the sign up tomorrow for the Como Landscaping/Carroll Eastern meeting. There is also a hearing scheduled for 980 Ginder Road; corner property for rezoning.

**Public Complaints:** Tom reported he is working on getting the complaints whittled down once they are resolved. He noted the 4073 Brook Road - auto repair business. The breezeway will be inspected once it's built. It has been approved pending final inspection.

**South Central Lighting Project:** The project has been going well. The bulk of the outside lighting is done. There was some equipment to be installed in the Admin. office on backorder.

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**Zoning Application Status:** There are eight applications open at this time. There is one business notice response that is in process; the hearing has been scheduled.

There has been one zoning violation notice that has been sent; receipt confirmation received on November 4, 2023. The appeal can be submitted through November 22, 2023. Beyond that date, fines will start being assessed.

A zoning violation letter needs to be sent to 1665 Ginder Road. The resident started building without a building permit, after he had spoken to Tom about obtaining a building permit; he needed a variance. A notice will be sent about the variance requirement first. (Tom and Trustee Kosch had gone to measure the side yard requirements). The resident will have permit costs and fines associated with that.

Zoning Changes have been submitted to the RPC for the review and approval process. Once that has been done, the zoning code books can be reviewed for updating so they can be reissued.

The zoning amendments that were approved for the Rural Business and Industrial need to go to the RPC in order to get the zoning map updated; however, Tom needs to know what the process is to have those approved - does it require a resolution? Tom has sent an email to Holly requesting clarification.

Trustee Cotner asked about the permits in the office from some time ago that have not been picked up. Tom stated that the property owners were notified when they were approved and available, but they did not come in to pick them up. Tom confirmed that the permits had been paid for, and noted that some of them were for sign companies.

Trustee Searle inquired about an accessory building being built on Carroll Eastern Road where the old schoolhouse was (west) before Greenfield Estates. He stated it appears to be a pole barn, and it looks like it is only five feet from the property line; right against the farmer's field. Tom will check on whether he has a permit on file for that structure once he has the address.

Trustee Kosch asked if the website was current on the permit listing. Tom stated it is current through the end of October.

**FIRE DEPARTMENT BUSINESS:** Chief Brad Smith presented the following items:

**Vehicle Report:** The new medic was picked up yesterday and sent back to Burgess to fix the wiring issues.

**New Station Generator:** The new generator was installed; however, it is leaking natural gas from the cooler unit, so Buckeye Power, Claypool and Northeastern were all

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working on troubleshooting that problem. There is no timeframe on when that will be repaired.

**Grants:** The South Central Power Operation Round Up Grant was approved, so it will be used to replace the drivers on the Dolson Court tornado siren. This one was at 62%, so six of the drivers will be replaced. A motion from the Board is needed to pay BNC Communications for the drivers: \$3,700.90. The Department will pay \$715 for the labor/installation. Trustee Cotner made a motion to approve BNC Communications to fix the tornado sirens on Dolson Court for \$3,700.90; Trustee Searle seconded the motion.

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

Brad reported that the Ginder Road siren has four drivers out, so it is still working decently, but it's still on the radar to be repaired. The county tests them annually and sends a report to him.

**Part-Time Employees:** Interviews were held in the last two weeks. Brad presented the following recommendations to the Board for hire, and to get the motion to hire upon successful completion of a background check and physical:

Hayden Ashby, firefighter/paramedic, at the rate of \$15.50

Zack Petty, firefighter/paramedic, at the rate of \$15.50

Caleb Wilson, firefighter/EMT basic, at a rate of \$14.50

That will bring the roster to 33 total employees.

Trustee Cotner made a motion to hire the following people upon getting their background checks: Hayden Ashby, firefighter/paramedic; Zack Petty, firefighter/paramedic; Caleb Wilson, firefighter/paramedic; Trustee Kosch seconded the motion.

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

**Turkey Supper:** The Turkey Supper is planned for Saturday, November 8, 2023. It starts at 4 p.m.

**ARPA First Responder Retention Grant & ARPA Ohio Transportation Grant:** Dawn will send the spreadsheet she created to Brad; however, she noted that the OP&F and social security amounts were not included when the grant was submitted. Also, the employer share of Medicare was not included. This will require a new ledger to be created in order to determine what they will be paid. This is a retention bonus for premium pay. It will be paid on the next pay period. A spreadsheet was received in order to calculate the amount for each employee.

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### **FROM THE TRUSTEES:**

Trustee Kosch reported he had spoken with Holly Mattei of the Fairfield County Regional Planning Commission about possibly assisting the township with their Comprehensive Plan development.

Trustee Kosch raised the issue of holding a public meeting regarding the Comprehensive Plan, and whether to have a meeting before the end of the year, or to wait until after the first of the year. Discussion continued as to which map should be used to work on the Comprehensive Plan, and whether a plain map was needed vs. the current zoning map. Tom Erlenwein stated he would get a new current zoning map from the RPC.

Trustee Kosch noted the next meeting in November has been moved to Wednesday, November 29, 2023 at 6:00 p.m. at the Firehouse. Also, the last meeting in December was moved to Friday, December 29, 2023 at 4 p.m. at the Firehouse. These changes were made due to the Thanksgiving and Christmas holidays, and have been posted on the Township website.

With no further business to discuss, Trustee Searle made a motion to adjourn; Trustee Kosch seconded the motion.

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

Meeting adjourned at 7:08 p.m.