

## RECORD OF PROCEEDINGS

*Minutes of*      **Greenfield Township Trustees**      *Meeting*  
November 9, 2022 - 6:00 PM

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

After each Trustee reviewed the minutes from the Trustees' Meeting which was held on October 26, 2022, Trustee Searle asked if there were any changes to the minutes. Trustee Kosch made a motion to approve the minutes as written; Trustee Cotner seconded the motion.

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

Trustee Searle also addressed the minutes from the Special Trustees' Meeting regarding compensation which was held on November 8, 2022, asking if there were any changes to the minutes. Trustee Cotner made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

### **FLOOR:**

**Fairfield County Utilities:** Trustee Searle recognized the attendees from the Fairfield County Utilities office: Tony Vogel, Director; Josh Anders, Deputy Director; Rick Szabrak, Director of Economic and Workforce Development; Aundrea Cordle, County Administrator; and Jeff Fix, Fairfield County Commissioner.

Commissioner Fix thanked the Board for having them at the meeting, and explained he was attending partly to follow-up on the Housing Symposium that Trustee Kosch had attended. He noted the increase in development happening in the county, as a result of Intel, 25 minutes north, as well as additional jobs coming to the area. This will greatly increase the demand for housing, and he noted the need for an additional 2,000 homes right now in Fairfield County. He stated they are working with the Building Industry Association to address that. He stated they are also working on the transportation impact of this situation with Jeremiah Upp, Fairfield County Engineer. Also, they are looking at where the development will happen, so the water and sewer pipes can be installed in the right place at the right time, maximizing return on investment. A master land use plan is being sought for the entire county from a Columbus company which will be shared with the township and hopefully be valuable to them. Another aspect of the plan is financial/tax incentives and partnerships that may be advantageous for the township. All of these aspects are being considered and planned as the development is anticipated. Trustee Searle expressed his continued interest in being involved with the land use development plans.

Mr. Vogel shared a map of the area around Business Route 33, in between the bypass, and Coonpath Road. He chose this area to discuss based on the potential for development. In looking at how to get sewer to that area, he shared the sewer maps. He explained the Greenfield Water and Sewer District has six lift stations, which are used to pump the sanitary where it needs to go. There are 170 customers in that area. By setting it up for gravity and planning for increased development, it decreases the need for maintenance on the back end. He went on to explain the lines he had laid out to gravity it back, with potential locations for lift stations. He stated the Board needed to be thinking about the areas that may develop, e.g. are there other areas to be looked at, and how they want it to develop. This will impact how Mr. Vogel will size what is built to support the development, e.g. warehouses vs. a housing development vs. two houses per acre. He went on to explain more details on the map presentation. He also stated the county commissioners have put in American Recovery Act

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dollars to connect the Greenfield Water Treatment Plan to the Little Walnut Water Treatment Plant.

Mr. Anders reiterated that as the Board sees development and land use in the coming months, that they communicate with the Fairfield County Utilities and report to them with this information so they can refine their plans. He noted the Fairfield County Utilities Land Use Plan will be done next summer. Discussion continued as to the existing lift stations and service areas, as well as annexation issues.

Mr. Szabrak stated the Board should have received something today regarding the Land Use Plan Group planning that Commissioner Fix referenced. They will want to meet with the Board and examine where the Board feels the highest growth opportunities are. Then, the group will examine what the availability of the utilities is, gas, sewer, electric; as well as looking at transportation, to make sure they are shovel-ready properties. He asked that the Board reach out to Commissioner Fix if they do not have anything from the Land Use Plan Group by next week.

**Fairfield County District Library:** The next speakers/representatives were from the Fairfield County District Library, Becky Schaade, Director, and Dave Clark, Facility Manager. The branch in Carroll is at 2855 Galena Drive NW. Ms. Schaade explained they are coming to the Board to request consideration for the Library to have a second driveway. She explained the following: There is one driveway used as an entrance and exit, and they would like to create a second driveway. This branch is the busiest branch, with 400-500 visitors each week. The Technical Services Department is also located in this branch, and they receive and process new books, and ship them to the library system. Daily deliveries are received, as part of a consortium of 17 libraries, as well as Fed-Ex deliveries. Due to the large delivery vehicles being used (non-CDL) there have been issues with the deliveries being made. (This was looked at back in 2007; however, Ms. Schaade was not the director at the time). She explained that two accidents have occurred in the last six months, both after hours: one with the delivery truck backing up and hitting the wall of the library building, causing \$15,000 damage. The second accident occurred when trying to maneuver the truck (different driver) which smashed a window and caused some other damage. She noted Columbus Metropolitan Library is financially responsible and made the repairs to the building. She also explained with the "u" shaped parking lot, customers pull around and then realize they cannot exit the parking lot in that way. Tom Shafer explained he had asked the representatives to come to the Board to make their request, as he had investigated the situation and where they wanted to put the second driveway. His main concern is that the assumed speed limit on Old Columbus Road where vehicles would enter and exit is 55 mph. Trustee Cotner explained that the county would need to contact the state of Ohio to conduct a road study on the township's behalf. Ms. Schaade stated the overnight deliveries are generally between 8-10 p.m., so no customers were at the branch when the accidents occurred; Fed-Ex deliveries are made during the day. Tom Shafer confirmed that he would reach out to Todd May with Fairfield County to get his opinion on the second driveway, but reiterated that ultimately, the decision needs to come from the Board. Trustee Kosch noted that when a decrease in speed limit was sought in the past, there is a petition that is sent to the local landowners which is filed by the county, then they file it with the state. Discussion continued as to who the neighboring businesses and driveways belonged to. Tom Shafer suggested a "cut-in" at the edge of the right-of-way which would allow for a turnaround. Ms. Schaade expressed her appreciation for the consideration given for any remedy to their situation. Tom Shafer again stated he would reach out to Todd May to get the process started.

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**FROM THE FISCAL OFFICER:**

Fiscal Officer Wyne distributed the financial reports.

Fiscal Officer Wyne stated that the October bank reconciliation has been completed and provided to the Trustees for their review and signatures

Trustee Cotner made a motion to pay the bills associated with warrants 34984 through 35006 and Electronic Debits 163-2022 through 174-2022 which are listed on the payment report; seconded by Trustee Kosch.

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

Trustees signed a cemetery deed for Helen Deskins, Carroll Cemetery, Lot 40, Sec. E, Grave 4.

Fiscal Officer Wyne raised the subject of the call that had been received in the office the prior week from the Sheriff's Department regarding loose horses at Rt. 158 and Coonpath Road, and requesting assistance with getting them rounded up. She wanted to know how this should be handled in the future, as the Administrative Assistant in the office had called her, and she in turn, called the Trustees. Trustee Kosch did respond to the area, but the horses were rounded up by that time. Road Superintendent Shafer stated that he and Jeff Bondurant also went to the area, but the horses were already penned up by then. After further discussion, it was determined that the situation was handled appropriately, with Trustee Searle stating that each issue/call from the Sheriff's Office that arises needs to be handled on a case-by-case basis, and the first call should be to the Trustees so they can determine a response.

**ZONING DEPARTMENT BUSINESS:** Thomas Erlenwein, Zoning Inspector, reported on the following items:

**Lines Hearing - Rescheduled:** Tom reported the Lines Hearing needed to be rescheduled. He had met with and consulted the Zoning Commission, and they were in agreement with rescheduling to Tuesday, November 29, 2022 at 6:00 p.m. at the firehouse. He stated he would get the notices out the first of next week.

**Amendment of Zoning Application Form:** Tom reported he was working on an amendment on the Zoning Application form under "Miscellaneous Structures". A line will be added to say "See Definition" to include addressing "alternative energy conversion systems", which could include windmills, solar panels, solar array, etc. Depending upon the size of the system, a fee could be added to these.

**4080 Carroll Southern Road:** Tom reported this property owner had come into the office to apply for a permit with a check. Trustee Searle asked if the property owner is compliant with the zoning code. Tom stated that he will go out and inspect once he has processed the application, noting the owner submitted a rough drawing with setbacks with his application.

**Cannabis Facilities:** Tom noted the township is still looking for the resolution. Once that has been found, he will respond.

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**TIFF'S and JEDD's:** Tom distributed an email regarding his conversation with Chris Connelly about TIFF's and JEDD's. Mr. Connelly had noted that they also represent the party whom the Township was investigating, so there is a conflict. He provided a handout to indicate the conflict information. Tom suggested contacting the law firm of Bricker and Eckler to get an opinion on this situation. The Board was in agreement with this action, so he will email them to find out when they could meet.

**Amended Code Draft:** Tom distributed the draft code, and explained he had put a draft of the amended code on the website so the Board could read, review and sign off on it. He will add the signed version to the website so he is in compliance. All trustees signed the document at this time. Trustee Searle noted the first page needed to be numbered, following the system that is used on the prior code, i.e. "1.1, 1.2, etc.". He also stated he would be taking a draft with him for review.

**Updated Fee Schedule:** Tom had updated the fee schedule, which included the suggestions Tom Shafer had made about culverts vs. driveways.

**Meeting Minutes Assistance:** Fiscal Officer Wyne stated that Jane Baughn, Administrative Assistant, had volunteered to assist Tom Erlenwein with special meeting minutes and Zoning Commission minutes until he becomes acclimated to how they are done. She noted that Jane will need some additional hours when transcribing these minutes. Trustee Searle noted that June Queen of the Zoning Commission had expressed that she no longer wanted to provide the administrative support to the Committee. After discussion, it was determined that Tom Erlenwein can record the meetings and provide the recorder to Fiscal Officer Wyne. She will then download the recording, and Jane Baughn can transcribe the minutes from the recording.

**ROAD DEPARTMENT BUSINESS:** Tom Shafer, Road and Cemetery Superintendent, reported on the following items:

**ODOT - Possible Reimbursement:** Tom reported he had received an email from ODOT to thank the township for the use of alternate routes within the township during the period when work was being done on Routes 256/37, Pleasantville Road and Route 158. Tom then reached out to Eric McCrady with Fairfield County to ask if there was any possibility of any reimbursement being done due to the extra travel on the township roads, causing additional wear and tear, i.e. stone loss and berm being broken down. This includes the township portion of Carroll Eastern, Stringtown and the northern part of Brook Road. Mr. McCrady noted that Walnut Township had reached out with a similar inquiry, and he was also going to contact Liberty Township to find out if they had similar concerns. Tom Erlenwein stated that he has seen Amazon semi-trucks traveling on Carroll Eastern and also Carroll Northern Roads, and noted those roads were not designed for that type of traffic. Trustee Searle stated those routes are proposed usage for Amazon, but that is to be planned for the future; he wasn't aware of it happening currently. Tom Shafer stated he may need to calculate a dollar amount in relation to any potential reimbursement that could be received, and give that information to Eric McCrady.

Trustee Searle noted that Fisher Road, which was used as an alternate road (Basil Township) looked good and had held up well with the additional detour traffic. This was one of the roads that had been sealed with the new product.

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**Bonita - Clogged Pipe:** Tom reported he had taken the camera to the pipe where the standing water/flooding had been reported. The first obstruction was hit around five feet into the pipe; they got past that; then at approximately forty feet in, it was completely blocked. This would put it right at the property owner's driveway. Tom marked it with white paint. It was discussed and determined that this is on the property owner's property, and it is his responsibility; it is on the north side of the driveway. Trustee Kosch noted if the owner replaces the pipe, he should be advised not to put corrugated pipe in. Trustee Cotner stated he would go out and advise the property owner of the situation and what was found.

**Burial Scheduled for Veteran's Day:** Tom advised the Board there is a burial scheduled for Friday, November, 11, 2022 - Veteran's Day holiday. The family will be paying the higher cost for the burial on the holiday. Discussion continued as to whether to increase the cost of a burial on a holiday, and the cost to the township/Road Payroll costs. It was suggested that Tom bring the costs to the next meeting for the Board to review and consider an increase.

### Additional items:

- Tom noted Kincaid was still on his radar.
- Grass cutting is basically done. Leaf clean-up is being done, primarily in the older cemeteries; brush is being cut back.
- Footers are done.

Trustee Searle noted the final grass cutting in the cemetery looked good.

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

**Grants:** Chief Smith reported the State Fire Marshal MARCS grant would be submitted tomorrow.

Also, he received an email from Tiffany Nash, EMA, regarding the Hazard Mitigation Grant. In order to expedite the process, they are asking that the township pass a resolution to adopt the 2023 Hazard Mitigation Plan. This would allow the department to receive the funding if awarded the grant. Chief Smith distributed a resolution to the Board and Fiscal Officer. Ms. Nash is requesting to have the resolution submitted by December 15, 2022. Chief Smith noted the EMA Director of Planning wrote the resolution. Anyone who participated in the hazard mitigation planning session received the information. He also stated they may need to assist the Village of Carroll with this, as well.

Trustee Searle moved to adopt the resolution of the federally approved 2023 Fairfield County Natural Hazards Mitigation Plan, Resolution Number: 2022 11 09 01, and read the following:

"WHEREAS the Greenfield Township recognizes the threat that natural hazards pose to people and property within Greenfield Township, and Greenfield Township has prepared a multi-hazard mitigation goals and actions to reduce and eliminate long term risk to people and property in Greenfield Township from the impact of future hazards and disasters; and WHEREAS the 2023 Fairfield County Natural Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long term risk to people and property in Greenfield Township from the impact of future hazards and disasters; and WHEREAS the adoption of the Greenfield Township Trustees demonstrates to the hazard mitigation and achieving the goals outlined in the 2023 Fairfield County Natural Hazard Mitigation Plan". Trustee Cotner seconded the motion.

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Road Superintendent Shafer added that he would get a list to Chief Smith of items that he could help with in relation to the Hazard Mitigation Plan.

**Fairfield County Safety Council Meeting:** Chief Smith reported he and Trustee Searle had attended this meeting. Due to a medical emergency that happened at the meeting, there are five other businesses who are now interested in getting hands-only CPR training (about 40 people). They also want to get an AED. One of the businesses is in Greenfield Township.

**Stryker:** Brad reported the Stryker service tech had been to the firehouse to inform them that the company who services their cots and load system is no longer eligible to do so. He will get the Department some quotes to set up a service plan.

**Positive Pressure Fan Replacement:** Brad reported the current fan is not working properly, which was discovered during a recent small fire. It is used to push smoke and CO out of a house, and the fan was causing a negative effect. Brad’s recommendation is to replace the fan with an electric fan (16 inch) that can be charged by batteries, as well as run through the shoreline on the fire truck. He stated three quotes were sought, and the quote the Department wants to use is from All American Fire Equipment at a cost of \$4,899.50. He noted the other quotes were in the \$5,000 range. He noted Milwaukee batteries will give the initial charge, with the shoreline system as a back-up. He also stated they were considering a larger fan, but it wouldn’t fit on the truck.

Trustee Cotner made a motion to approve the purchase of the fan for \$4,899.50; Trustee Kosch seconded the motion.

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

The Fiscal Officer asked for the paperwork for this purchase so it can be processed.

**FROM THE TRUSTEES:**

No business from the Trustees.

Trustee Kosch made a motion to adjourn the meeting; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes    Kosch: Yes    Searle: Yes    Motion passed 3-0  
Meeting adjourned at 7:15 p.m.