

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Hearing

November 15, 2023 – 6:00 p.m.

The Greenfield Township Trustees met for a public hearing at the Greenfield Township Firehouse. Trustee Kosch called the meeting to order with the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present. The property owner, Dennis Reed, was present.

The recommendation of the Zoning Commission, which was to approve the request, had been submitted to the Board for their review.

Trustee Kosch asked Tom Erlenwein, Greenfield Township Zoning Inspector, to give the background on the property and the reason for the hearing. Mr. Reed had had the property for sale for quite some time; however, the people who were interested in purchasing it had issues with the development standards / setback requirements under B1. Tom suggested that it would be easier to sell if he had a deeper lot, and Mr. Reed explained that he owned the adjacent lot. Tom suggested that he join the lots at the county auditor's office, and then apply to change the zoning. The buyer's were primarily interested in buying it to build storage units. Mr. Reed explained that he had bought the property back at the sheriff's auction (he had been the original owner).

Tom Erlenwein went on to explain that the recommendation that came back from the RPC suggested that both parcels that were joined be rezoned as Local Business. He noted there should be consideration of a long range plan of rezoning all B1 as Local Business. But rather than forcing Mr. Reed to seek a zoning change to the existing parcel which is already zoned B1, it made sense to have a B1 change to the small parcel.

Trustee Searle asked about the two parcel numbers. Now that the two parcels are joined, the parcel number ends in 600, which was the original number of the larger parcel. He noted this was important because the current zoning code states the Township will no longer assign B1 zoning. However, the original parcel is being added to, so it is considered B1 as a combined parcel.

Trustee Searle also asked about the size of the two parcels. Mr. Reed stated one parcel is 1.32 acres, and the other parcel is .25 acres, for a total of 1.57 acres.

Trustee Searle moved to approve the zoning district change to B1 for the entire parcel; Trustee Cotner seconded the motion.

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

Tom Erlenwein noted that he will put the RPC on notice that the change was approved. Mr. Reed stated the buyer is very interested in completing the sale transaction before the end of the year. Trustee Kosch said he would provide a copy of the hearing minutes once they are approved at the Trustees Meeting on November 29, 2023.

With no further business, Trustee Searle moved to adjourn; Trustee Cotner seconded the motion.

ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion Passed 3-0
Hearing adjourned at 6:09 p.m.