

## RECORD OF PROCEEDINGS

*Minutes of*

**Greenfield Township Trustees**

*Meeting*

November 29, 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 19, 2023 Trustee Meeting minutes for approval. After each trustee reviewed the minutes from the Trustees' Meeting held on October 19, 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 November 8, 2023 Trustee Meeting minutes for approval. With no corrections to the minutes needed, Trustee Searle made a motion to approve the minutes as written; Trustee Searle seconded Cotner the motion.

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

Trustee Kosch presented the November 15, 2023, Trustees' Public Hearing regarding the Denise Reed property. 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

**FROM THE FISCAL OFFICER:** Dawn Wyne, Fiscal Officer, reported the following business:

The financial reports were distributed.

The October bank reconciliation was submitted to the Trustees for review.

Fiscal Officer Wyne stated that the Township was charged a late fee of \$2.00 from Ag-Pro Companies. She advised that Tom Shafer made a purchase on September 20, 2023 for Beacon Lights for the road mower. Jane stamped in the invoice from Ag-Pro on October 3 and put it in Tom's in-box. Tom submitted the paperwork to Dawn to pay on November 3, and that invoice was paid at the meeting on November 8. Township funds are not used for late fees. A motion will need to be made in order for the late fee to be paid out of public funds. Discussion continued with Tom Shafer stating that the invoice had gotten overlooked, which caused the delay in payment. Trustee Searle asked that this be monitored more closely going forward, and stated that he would pay the \$2 late fee himself in order not to use public funds to pay the fee. He will submit a check for the \$2.

Trustee Kosch made a motion to pay the bills associated with warrants 3050 through 3076 and Electronic Debits 174-2023 through 189-2023 which are listed on the payment report; seconded by Trustee Cotner.

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

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Trustee Kosch 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 11 29 01 for the following transfer of funds.

\$900.00 from Fund 2041-410-190-0000 to Fund 2041-410-190-0000  
\$200.00 from Fund 1000-130-212-0000 to Fund 1000-130-212-0000  
\$1,000.00 from Fund 2021-330-299-0000 to Fund 2021-330-323-0000  
\$3,400.00 from Fund 2191-220-190-0011 to Fund 2191-220-323-0302  
\$400.00 from Fund 2191-220-212-0000 to Fund 2191-220-341-0000  
\$400.00 from Fund 2191-220-381-0000 to Fund 2191-220-420-0000

Trustee Kosch seconded the motion.

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

Fiscal Officer Wyne advised the Township dental insurance is going up 5.5%.

She also asked the Board if they wanted her to contact OTARMA to see if they wanted to provide an attorney for the BZA public hearing scheduled for December 12, 2023.

She noted she had spoken to Amy at the Prosecutor's Office, and it was her recommendation that the Township be represented by counsel. Trustee Searle noted he had spoken with Amy, as well, as there is the potential for the Township to be sued. The Board agreed they should be represented by counsel, and Trustee Searle moved to inquire with OTARMA about providing legal counsel for an upcoming BZA Meeting on December 12, 2023; Trustee Cotner seconded the motion.

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

### **FLOOR:**

Jeff Williamsen, 1201 Winding Oak Drive, presented the following four items:

1. He asked about the status of excluding Greenfield Township from large-scale wind and solar. Trustee Searle responded that there would be a draft resolution discussed at a later point in the meeting. He explained he had made a post on Facebook regarding this issue and asked people to "like" it if they agreed with excluding Greenfield Township from wind and solar development. He stated there were 51 "likes" which were in agreement with his statement. He had hoped some of those residents would appear at the meeting; however, they had not. He noted there were a couple of comments, as well, that were in support of his post.

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He also asked if the Board had looked into coordinating with any of the other Townships in Fairfield county regarding their wish to be excluded from wind and solar development. Trustee Kosch noted he had information that Walnut Township had passed a resolution, and Mr. Williamsen confirmed he had seen the passage of the resolution on November 21, 2023. Mr. Williamsen asked what the next steps would be on the issue, and the Board stated it would be presented at a Commissioners Meeting for approval; those meetings are typically held on a Tuesday morning. Mr. Williamsen asked that the scheduled meeting information be posted on the Township website so there can be more attendance and representation at the Commissioners meeting when this issue is discussed. Mr. Williamsen noted there is also a Facebook page called "Citizens for Fair Fields" and made the Board aware of the page.

Mr. Williamsen went on to state that there is a group called "Conservatives of Central Ohio" who sent an email on 11/29/23 entitled "How Illuminate USA was created and planted in Pataskala". Mr. Williamsen presented the following quote from the email:

"Invenergy, a Chicago-based global developer of alternative energy, bought a warehouse located at 3600 Etna Parkway in Pataskala, from the builder Redrock. Then, Invenergy created a limited liability corporation to decrease its liability. Invenergy then sold the warehouse to the LLC, which basically means Invenergy sold the warehouse to itself; but now Invenergy can legally say it does not own it. Then Invenergy, now that it has a legal wall between itself and the warehouse, leases the warehouse it had just purchased and then sold; then Invenergy turns around and leases 49% of its share of the warehouse and business to a Chinese company LONGi. The merger between Invenergy and LONGi creates a new company now called Illuminate USA, but since Invenergy owns 51% of Illuminate USA, when the solar panels are sold, it will be able to be label them American-made, when it is much closer to the truth that's they are only assembled in America with materials brought in from China and other nations where China controls the supply chain.

It's not just Chinese materials being brought into this factory warehouse, but members of the Chinese Communist Party - /and this is a comment that I'm inserting in here/: *Chinese companies must have a member of the Chinese Community Party as a board member who acts similar to the whole Nazi political officer in the military to make sure the company operates in the correct political manner.* Back to quoting the email: "who then insert themselves into Pataskala and elsewhere in Licking county, and as stated in a recent Advocate article, in our schools. Are you okay with that? Communist Chinese immigrants intentionally inserted into our school system, politics and even law enforcement. This is why we must push back against China owning or leasing property in America". And then I also have my own comment here: "It's a proven fact that

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there are CCP members crossing our southern border illegally". Mr. Williamsen stated he would supply this information to the Fiscal Officer for the record.

He also provided the Board with a copy of the Walnut Township's resolution regarding the exclusion of their township from wind and solar energy development. Mr. Williamsen stated he had a lot of resources and documentation that he was willing to share with the Board, so when the next step is to attend the Commissioners meeting, a case can be made on behalf of Greenfield Township to be excluded from the wind and solar development. He stated he is not afraid to go to the meeting and speak.

2. Mr. Williamsen asked if the Board was familiar with the financial transparency website the state of Ohio runs. He became aware of it through Liberty Township in Licking County. It gives real time accounting of how money is spent in the Townships. He asked the Board to consider using this as a tool to let the residents know where the money is being spent. Fiscal Officer Wyne stated she was aware of the website, and it is listed under "Ohio Checkbook.ohio.gov".
3. Mr. Williamsen asked for a status update of notifying residence on what is going on in the township. He stated the notification for yesterday's meeting was just posted the day prior, and he doesn't check the website every day, so he had not seen the notice; otherwise, he would have attended. Fiscal Officer Wyne stated the office has received the information, and is in training on the website operation and maintenance.
4. Mr. Williamsen asked the Board to consider maintaining a searchable database for building permits with all information listed. This would make it a public record. He specifically cited the two properties on Route 158 that were recently reviewed by the BZA at a hearing for variance approval. He felt the process didn't work correctly and he would like to see all of the information be easily searchable. Tom Erlenwein explained that changes had recently been made which require property owners to show proof of their well and septic permits from the county before a building permit will be issued. This had been done due to issues in the past with owners receiving permits, and then needing to move the placement where the house was going to be built because of other issues. This, in turn, caused issues with the setbacks. This was the scenario with the house on Route 158 that Mr. Williamsen referenced. Tom also noted the owner had paid a double fine due to the fact that they had not applied for a permit at the beginning of the process. Discussion continued in terms of the process, and what information is provided to the BZA members when a variance is sought in order to make the process easier to understand. Tom also noted the information from builders ranges from very elementary to more complex. The Board and Tom agreed that the members or anyone could have access to the information upon request, and Tom offered to send the entire packet to Mr. Williamsen upon request.

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Trustee Cotner expressed his thanks to the BZA for all of their work and for doing a good job, noting that it is going to become more difficult moving forward.

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

The Zoning Report was distributed to the Board.

**Upcoming Meetings/Hearing:** There is a BZA public hearing scheduled on December 6, 2023 at 6 p.m. regarding development standards for Gary & Vicky Detwiler. They are trying to break their parcel out and they don't have the required road frontage, so they are applying for a variance.

The second BZA hearing is a public hearing in support of an appeal and is scheduled for December 12, 2023 at 6 p.m. for Anthony & Danielle Keefer under the home occupation section of the code.

**Public Complaints:** Tom reported he is working backward through the list, and would be investigating the most recent complaint at 3015 Lithopolis Road.

**South Central Power Project:** Claypool is done with their work. There were some modifications in a couple of places in the shop areas. Tom Shafer and Tom Erlewein will get the final information together and bring it to the Board. Once the contract is finalized and they bill, the final application will be submitted to South Central Power.

**Zoning Application Status:** All applications have been reviewed and approved. There are six packets that need to be copied and assembled.

There is a conditional use permit coming in from 4400 Carroll Southern Road regarding the storage containers; a 35 acre parcel. One of the investors that purchased the property is trying to separate it into three parcels. Tom is awaiting the application and the check. He noted it is zoned B1; however, the construction equipment rental makes it a conditional use situation. Tom will be seeking clarification from Holly regarding the details of the split and the applicable zoning.

**Violation Letter:** In speaking with counsel, they advised Tom to resend the violation letter to the Keefers since there are two physical addresses and two separate parcels.

**RPC Meeting:** Tom has an RPC meeting on December 5, 2023 at 2 p.m. to get the zoning maps the Board needs. He confirmed there are two maps needed: one with the existing zoning, and one clean.

**Zoning Code Book:** The RPC Technical Committee will meet on December 4, 2023 to review the changes to the zoning book. Once that is reviewed and returned, the book

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will need to be printed again for the BZA, Zoning Commission, the Board, and anyone else who needs a copy. This book will include information regarding wind and solar. Trustee Searle noted a public hearing needs to be held by the Zoning Commission before this process is finalized and printing takes place.

Trustee Searle again questioned the 4400 Carroll Southern Road property, and the requirement for the company to contain a conditional use permit. Tom stated that he had spoken with the company's legal counsel, and they were the ones who stated the company needed a conditional use permit.

A participant asked if the formal complaint he had submitted on Sunday had been received by Tom. Fiscal Officer Wyne stated she had received it and forwarded it to Tom.

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

**Lighting Project:** Some of the salt barn lighting was not adequate when originally installed. Claypool Electric has gotten a couple fixtures that project the light toward the back of the barn, and they still need to come back and install them. Tom also expressed concern about how one of the light fixtures was installed, and that it was cheaply done. He also described another fixture that was installed in the old block building that was done in an odd manner. Tom Erlenwein stated these issues need to be included as part of a punch list when Claypool Electric comes back to fix items that are not done properly.

**Cornstalk Cutting:** Since farmers are still taking off crops, the Road Department has been going out in between the rains and cutting the corn stalks back.

**Sign Vandalism:** In addition to dealing with the sign vandalism, Tom has also been using the ODOT sign grant signs from last year to deal with signs that are peeling, etc. New signs are going to be installed going forward as needed. This will assure the sign inventory is complete when the Fairfield County Engineer's sign inventory is done. Trustee Searle asked if the vandalism was reported to the Fairfield Co. Sheriff's Department; Tom stated it is not. He also noted the Road Department has applied white lithium grease to the back of some signs that have become problem spots in order to keep the paint/graffiti from sticking to the sign. Trustee Kosch suggested that Tom record the sign vandalism in order for OTARMA to have the information as it relates to the Township's insurance.

**New Tires for the Ford Pick-Up Truck:** Tom asked for approval to purchase four new tires for the truck before the winter weather. He will obtain three quotes, and knows he needs to stay under \$1,500. Trustee Cotner suggested talking to Shawn at the station

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in Carroll, as he had gotten a good deal on four truck tires recently, which included mounting and balancing.

Trustee Searle asked if the foundations had been poured. Tom replied they had been done, noting there were five foundations poured. He had also moved a pre-existing government marker from the head to the foot to make room for a foundation on the same grave space.

Trustee Kosch noted the lighting in the back of the shop is extremely bright now, and discussion continued regarding the light and light pole at the bottom of the driveway to the complex. The light belongs to the Township; the pole belongs to South Central. Tom stated South Central had said it was illegal, but it had been that way for ten years, and no issue had been raised. Tom Erlenwein stated the service mast would have to be raised, and suggested maybe the power company would lease the light to the Township and then they could maintain it.

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

**Station Vehicles:** The new medic has been returned with no issues. It had been sent back due to a problem with a wire in the wiring harness, as well as a few other small things the Department had reported. Basil's medic is back at their station, and Brad expressed thanks to them for allowing the Department to use their medic.

**Station Generator:** The replacement part that was faulty will be in on the 12th; scheduling needs to be coordinated with Northeastern Gas and Claypool.

**Renewals for Equipment and Software:** A motion from the Board is needed to review the five year contract with DeLille. The cost is for the oxygen bottles which is \$2,016; this is a 60% savings by doing a five year contract. Trustee Searle moved to approve a contract with DeLille for \$2,016 for a five year contract on oxygen; Trustee Cotner seconded the motion.

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

Brad also asked for a motion to renew the software contract with ESO. This is the Department's EMS and Fire reporting software. It is an annual renewal. Trustee Cotner made a motion to renew the contract with ESO for \$6,772.70; Trustee Searle seconded the motion.

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

### **Grants:**

**South Central Power Grant/Tornado Sirens:** The new drivers have been ordered. Once they arrive, the Department will be notified, and a time will be scheduled with the Ohio EMA to get a lift truck to complete the installation. The EMA coordinates with the

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county to exchange the drivers. This should be occurring within the next two to four weeks, depending upon weather. The cost to the Department was \$700, out of a \$4,000 grant.

**FEMA/AFG Grant:** The SCBA's which were purchased with this \$120,000 grant arrived this week. An inservice training for all staff will be held within the next few weeks once the sales rep and the training coordinator get scheduled.

### **Employee Updates:**

**Part-Time Resignation:** Brad presented the resignation of part-time employee Sydney Mays, effective immediately. The resignation is due to not having enough time to dedicate to the Department. Trustee Cotner moved to accept the resignation of Sydney Mays; Trustee Kosch seconded the motion.

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

**Increased Part-Time Employee Hours for the Year:** Brad reported there were some part-time employees who were approaching the yearly limit of 1,500 working hours. There had been an approved waiver used in the past to allow three to four employees to exceed this amount for the year. He noted the state had increased the total number of hours to 1,976 hours, which averages out to 38 hours per week. This would be helpful to the Department for the part-time employees who want to work more hours. He would like to see it increased to 2,080, which averages out to 40 hours per week. After additional discussion, Brad said he would contact Amy with a copy of the agreement used last year, and find out if the hours can be increased again.

### **Special Events:**

- CPR Training will be held for the Girl Scouts and daycares.
- Christmas in Carroll will be held this Saturday.
- Station Tour to be held with the Girl Scouts.

**AED's - Community Heart Watch:** Brad presented information about some new AED's that the group would like to get into the community, including in residential homes. He explained they could be tied-in to the 911 system, so when it was activated, anyone who is notified could respond. It has its own cellular connection, so there is no fee associated with it. The group has been through hundreds of AEDs and they feel this model is the one that will be most beneficial to the community. The unit comes with both adult and pediatric pads. He gave a brief presentation of how the unit works. He explained there had recently been an incident with a 12 year old in Baltimore who had a cardiac event at a school dance, and an ICU nurse who was chaperoning was able to use the school AED on the child, who did survive the incident. He noted there are currently 700+ AEDs tagged in Fairfield County, and all the cardiac events in the county had been pinpointed. He stated there are cardiac arrests happening next door to a



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business with an AED, but the business doesn't know the event is happening, where this unit will activate and notify people. He noted the unit charges with a USB cable, and the charge lasts six months. The cost per unit is approximately \$1,300, but there is a leasing program which costs \$350 per year, so for less than \$1 per day, a resident can have this unit in their home. The unit can be used multiple times, once the pads are changed out. It also comes with a training pad. Brad explained the Community Heart Watch group had applied for some grants to purchase 15 of these units for the community. As the group is able to educate people on the units, they would have the ability to buy it through the website. The group is still working on a model of educating those residents who buy a unit but still need training on CPR and AED usage, which would be done by local fire departments. The group is also working with FMC on QR codes that can be shared with people as they are educated. The software can be tied into the 911 system. A map in the system will show where these AEDs are located.

In relation to the part-time hours cap being increased, Dawn noted the amount approved by the state was 1,976. She cited ORC 505.60G. From the email Amy had sent, she asked that the Township comply with the ORC.

### **FROM THE TRUSTEES:**

Trustee Searle presented two resolutions, the first regarding legalized medical marijuana in the Township, specifically processing, growing and distributing. The current prohibition is on medical marijuana; however, the Prosecutor's Office has advised that due to the passage of Issue 2, if the Township wishes to prohibit the processing, growing and distributing of legalized medical marijuana in the Township, a new resolution is required. The new resolution would prohibit growing, manufacturing and selling legalized marijuana in the Township. Trustee Searle pointed out that townships have become targets in this scenario, because they do not have the ability to tax these activities, whereas villages and cities do have that ability.

Trustee Searle made the motion to approve Resolution 2023 11 29 02 - a resolution to prohibit adult use cannabis operators and medical marijuana cultivators, processors and retail dispensaries within the unincorporated area of Greenfield Township; Trustee Cotner seconded the motion.

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

A resident questioned the new resolution and its bearing on the first resolution in place. Trustee Searle responded by stating the passage of Issue 2 is what made the new resolution necessary, as it relates to adult medical marijuana and the processing, growing and dispensing - the commercial aspect of the product. The resolution does not have a bearing on Issue 2 and its passage as it relates to individual usage.

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Trustee Searle presented the second resolution which involves the prohibition of large scale wind and solar operations in the unincorporated parts of Greenfield Township. He noted Jeff Williamsen assisted on this issue. This resolution, once passed, would be presented to the Fairfield County Commissioners for their consideration. The current law allows the Township to control the solar operations that are under 50 megawatts or less; however, they have no control over operations that are larger than 50 megawatts. House Bill 52 was passed one year ago, and allows for anything over 50 megawatts to go straight to the county commissioners and the Ohio Siting Board. He also noted Walnut Township had also created a resolution to address this issue last week to be presented to the county Commissioners.

Trustee Cotner made a motion to accept Resolution 2023 11 29 03 requests the Fairfield County Board of Commissioners to create restricted areas prohibiting large solar development that would be in Greenfield Township; Trustee Kosch seconded the motion.

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

Trustee Searle thanked Jeff Williamsen for his help on this issue.

Trustee Kosch stated he had found out the contract with the Village of Carroll for the community center had not been signed. They will pass a resolution to sign it on December 12, 2023.

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 7:21 p.m.