



Greenfield Township Zoning Commission

Regular Meeting Minutes

Tuesday, December 9, 2025

Call to Order

The Meeting was called to order by Chairmen, Jeff Zech, at 6:00 pm on December 9, 2025, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

Roll Call

The Chair requested a roll call from the commission:

Jeff Zech, Chair

Patrick Callahan, Vice-Chair

Jack Barr

David DeLong

Jill Maiher

Kim Wickham, Alternate - Not Present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guest - William Skidmore, Mary Ann Skidmore, William Skidmore Jr., Kyle Gleich, Dawson Heimberger

Chairman Jeff Zech called the meeting to order.

Chairman Zech asked the commission to review the November 2025 meeting minutes. All zoning commission members reviewed the minutes. Jack Barr made a motion to approve the minutes as written, and Vice Chairman Callahan seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The November 2025 meeting minutes were approved.

Chairman Zech requested the commission to review the minutes from the November 11, 2025 hearing to remove the requirement to post notice within a newspaper of general circulation. Vice Chairman Callahan made a motion to approve the hearing minutes, and Jack Barr seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The November 11, 2025 hearing minutes were approved.

Chairman Zech requested the commission to review the minutes from the November 18, 2025 hearing to rezone Parcel ID's 0130053700, 0130053760, 0130053781, 0130053782, and 01300053783 on Old Columbus Rd from R1 to R3. Chairman Zech made a note of a clerical error in the start time of the hearing, noting the hearing started at 6:00PM not 7:05PM as written within the draft minutes. Vice Chairman Callahan made a motion to approve the hearing minutes, and David DeLong seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The November 18, 2025 hearing minutes were approved with the correction of start time to be made.

Old Business

The commission discussed swimming pool fences and the timing for when they should be erected. Commission Member Jack Barr stated that the Ohio Revised Code requires a 4 foot fence with locking gate to surround a swimming pool. Commission Member Barr stated he has not received any information about a timeframe for the placement of the fence around a swimming pool. The commission agreed to do research into how other townships address swimming pool fences and timeframes.

New Business

Chairman Zech invited Inspector Williamsen to address the Commission. Inspector Williamsen explained that the Fairfield County Regional Planning Commission recommended removing the Rules of Procedure from the Zoning Code and maintaining them as a separate document.

Commission members agreed with this recommendation and decided to keep the Rules of Procedure as a separate document.

Inspector Williamsen provided the Zoning Commission with a working copy of the Fairfield County Model Zoning Code, along with a comparison document outlining the similarities and differences between the Greenfield Township Zoning Code and the Fairfield County Model Zoning Code. Inspector Williamsen stated that the comparison document offers an overview of how the two codes align and differ. The Commission discussed how to proceed with reviewing and comparing the Model Zoning Code to the Greenfield Township Zoning Code.

The Zoning Commission reviewed Chapter 1, Section 1.02 (Purpose) of the Model Zoning Code and compared it to Section 100.02 (Purpose) of the current Greenfield Township Zoning Code. The Commission agreed that the existing Greenfield Township Zoning Code language in Section 100.02 was more acceptable than the Model Zoning Code language. The Commission agreed to continue discussion of these items at the next regular meeting.

The Zoning Commission then discussed Chapter 2 (Definitions) of the Model Zoning Code in comparison with Section 105 (Definitions) of the current Greenfield Township Zoning Code. The definition of "Agricultural Purposes" was specifically reviewed. The Commission discussed the possibility of requiring property owners who declare an Agricultural Exemption to qualify for a CAUV (Current Agricultural Use Value) exemption. The Commission agreed to continue this discussion at the next regular meeting.

The Commission agreed to forward the current Greenfield Township Zoning Code definitions to the Fairfield County Regional Planning Commission for review and to discuss the response at the next scheduled meeting. Vice Chair Callihan made a motion to forward the definitions for review; Commission Member Barr seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callihan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. Motion passed.

Chairman Zech opened the meeting for public comment. William Skidmore Sr. requested to speak and asked for clarification regarding a building variance. Inspector Williamsen explained the variance process, including setback requirements. The Commission and Inspector Williamsen clarified that parcels platted prior to the two-acre minimum requirement are grandfathered under the current zoning code. The Commission also noted that all septic systems are subject to review and approval by the Fairfield County Health Department.

The Commission discussed the purpose of exploring updates to the current zoning code to align its format with the Fairfield County Model Zoning Code, with guests in attendance.

Guest Kyle Gleich requested that all Greenfield Township meetings be live-streamed.

Chairman Zech stated that at the next regular meeting, the Commission would review Section 105 of the current Greenfield Township Zoning Code and continue discussion regarding swimming pool fence requirements.

Commission Member Barr made a motion to adjourn the meeting, and Commission Member Pat Callihan seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callihan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes. The motion passed, and the meeting was adjourned.

The meeting adjourned at 7:36 PM.