

Greenfield Township Zoning Commission

Hearing Minutes

December 11, 2018

- **Call to order**

The meeting was called to order by Kim Wickham Chair, at 7:00 p.m. on December 11th, 2018, at the Greenfield Township Firehouse. The Pledge of Allegiance to the Flag of the United States of America was recited at the opening of the meeting.

- **Roll call**

The Chair requested a roll call:

Jack Barr
Jim Beiter
Jeff Kraner
Kim Wickham

Jeff Bader (absent)

Lacey Storts (Secretary)

Other attendees: John Reef Sr, Kevin Yeamans, Steve Eversole, Walter Beatty, John & Sherri Lednick

- **Discussion**

Kim introduced Mr. Beatty as the only speaker for the evening and asked that what he was going to say was the truth and nothing but the truth where he indicated it was.

Walter Beatty stated that he was here about the re-zoning of his 2.41 acres from R-1 to PRB. It is the West corner of his property that butts up to River Valley Highlands. Would like to put storage units in. He stated there are 15 storage facilities in the area nearby and of the them 13 have R either beside or across the street. Also that within the city of Lancaster they have zoning called RM and within that you have to get approval.

His S property line would be River Valley Highlands, W is the Tarhee school and then he owns the rest of the property to N and E.

He has spoken to many neighbors and they are happy with it, although the city is not happy and want him to annex that property in.

Open for questions. Jeff Kraner asked if he knew _____ was residential and they were concerned with water and sewage unless it's annexed. Walter said it will sustain a well. Jeff said that the city of Lancaster wants it to remain residential. It was discussed that why it has stopped in development is because going over the hill there is all sandstone. They are expecting the road to go N thru his property he will have it put in himself. Regional planning was concerned with access. He has agreed to put in a cul-de-sac and said for the past 6 months he has agreed with everything.

Jeff questioned how neighbors feel. Everyone he has spoken to is fine including the ones that have come to the hearing.

Jack questioned how he would fence around the property and Walter indicated it would be with a fence, most likely a privacy fence.

Kim asked if it would only be indoor storage and Walter said it would be indoor plus additional storage for RVs. Looking at have 20-25 and 188 units indoor.

Jim the questioned Kevin and asked that all the letters were mailed to the adjacent property owners and he did not get a response and Kevin said no.

Walter has electric and will have some security lighting.

Jim asked if the re-zoned acreage would be a new deed and Walter said yes.

Once all the roads get put in it will meet all the guidelines. Jack questioned if it would be a private road or a township road. Walter is ok with it being a private road but he's not sure it can be. He is willing to make an agreement with the township for \$1 for the next 10 years to where he would maintain the road himself.

Jeff asked if there were any other objections than it being residential and he said no.

Jim wanted to clarify that the zoning commission only makes the recommendation and Walter indicated that's ok if that's a step he has to take.

Jeff asked if the couple behind Walter just came to support him? John & Sherri stated that they were there just to hear what was going on, but they don't have any issues with it.

Jim questioned if Walter were going to sell anymore of his property but he would have to petition off lots and move the street and he is not intending to do so because again going down over the hill you run into sandstone.

Kim asked to verify the access and Walter indicated it would have a key pad and that it would be 188 units plus 20-25 outdoor storage.

Jeff made the motion to move to recommended to the Trustees to Mr Beattys re-zoning request as presented tonight. Jim 2nded the motion.

Jeff, yes; Jim, yes; Jack, yes; Kim, yes.

All approved recommendations to the Trustees which will be forth coming.

- **Adjournment**

Jeff made the motion to adjourn and Jack seconded. Jeff, Yes; Jim, Yes; Jack, Yes; Kim, Yes. Meeting adjourned at 7:28 pm.

Respectfully submitted by Secretary, Lacey Storts.