

Greenfield Township Zoning Commission

Meeting Minutes

December 20, 2016

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on December 20, 2016, 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**

Conducted a roll call. Chairman asked each member to give name and address. The following members were present:

Jim Beiter, 416 Coonpath Rd.

Jeff Kraner, 1955 Carroll Southern Rd.

Bob Paulus, 4075 Stringtown Rd.

Kim Wickham, 5964 Havensport Rd.

Guests: John Reef Sr., Dave Cotner, Steve Eversole, Gary Smith

- **Review of Minutes of November Meeting**

Minutes from the November 15, 2016, meeting were reviewed. Kim moved to approve the minutes. Jeff seconded the motion. A Roll Call vote was taken: Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Minutes approved.

- **Review of Permits and Fee Report**

No report reviewed.

- **Zoning Inspector's Comments and Suggestions**

No report from zoning inspector.

- **Comments from Gary Smith Regarding Zoning Resolution Update**

Continuing to guide our zoning resolution updates, Gary recommended changing our document to re-number the whole thing. He will number it so that additions can be made at a later date without having to re-number it again. All present were in agreement, so he will work on that change.

Gary has finished making changes to Parts 1-3. They are open for further discussion if any of our committee notes anything that needs to be modified.

With regard to accessory structures, Gary addressed multiple issues with secondary buildings in residential areas. More discussion is needed to possibly change rear line setbacks, number per property, prohibitory uses, and general size of buildings to include a cap.

Gary added parameters for these situations: farm markets, public nuisance standards, home occupations and expanded home occupations, telecommunications towers, and wind energy.

We also discussed modifications for temporary uses, events and sales, such as garage sales, casual sales of vehicles, construction, public event (block party), and portable storage units.

When reviewing commercial parking lots, the committee preferred to keep gravel lots acceptable as a “dust free” environment.

Next month: Signage

- **Next meeting**

Tuesday, January 17, 2017, at 6:00pm at the Greenfield Township Firehouse

- **Adjournment**

Jim Beiter moved to adjourn the meeting. Motion seconded by Jeff Kraner. A Roll Call vote was taken: Jim, Yes; Bob, Yes; Jeff, Yes; Kim, Yes. Meeting adjourned at 8:20 p.m.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 1/17/2017