

Greenfield Township Zoning Commission

Meeting Minutes

January 17, 2017

- **Call to order**

The meeting was called to order by the committee chairman at 6:00 p.m. on January 17, 2017, 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:

Jack Barr, 1642 Winding Oak Dr.

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., Lonnie A. Kosch Sr., Dave Cotner, Steve Eversole, Gary Smith

- **Review of Minutes of December Meeting**

Minutes from the December 20, 2016, meeting were reviewed. Jim moved to approve the minutes. Kim 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**

This meeting Gary's discussions revolved around signs and how the requirements should vary by what type of use or purpose the sign is intended. He recommended permits for signs that are permanent and intended to be read from the road. Also, combining "Signs Excluded from Regulations" with "Signs that Do Not Need a Permit" so that these signs can still be regulated for safety purposes. Additionally, that we state all signs not specifically allowed are prohibited.

Gary discussed streamlining the permit process by using the same form for both temporary and permanent permits, using a box to check which type of request. Specifics of the signs can also be listed on the application form to keep the zoning code simplified and without constant changes.

When considering guidelines for billboards, Gary recommended putting a time value on how long a message must be displayed, as electronic display boards are becoming more prevalent. It is possible to include regulations to prohibit billboards in residential areas. With reference to our current code, we need to define the setback for billboards more fully.

During his review of on-premises signs, Gary mentioned several factors that the township should consider. Sign size could coordinate with the building size/square footage. Building wall signs could be based on a wall size percentage or an area or band where a sign is allowed (as for multi-tenant buildings / strip malls). Multi-tenant sign panels on a single monument sign could be allowed based on the building's overall square footage. To encourage less street clutter, you could allow larger signs on buildings. When allowing monument signs, we should include guidelines for landscaping.

The current zoning code needs updated as to how to measure a sign and actions when a sign is abandoned.

- **New Business**

As this is the first meeting of the year, it is time to choose officers. Jack moved to keep the officers the same as last year. Jim seconded the motion. A Roll Call vote was taken: Jim, Yes; Jeff, Yes; Bob, Yes; Kim, Yes. Motion carried. Officers will stay the same.

- **Next meeting**

Tuesday, February 21, 2017, at 6:00pm at the Greenfield Township Firehouse

- **Adjournment**

Jim Beiter moved to adjourn the meeting. Motion seconded by Jack Barr. A Roll Call vote was taken: Jim, Yes; Bob, Yes; Jeff, Yes; Kim, Yes. Meeting adjourned at 7:52 p.m.

Note: After the meeting, Kim observed that since the Township Trustees had not yet convened to confirm her zoning position, she should not have voted. No voting outcomes change when her vote is omitted.

Respectfully submitted by Jennifer Wolfe, secretary.

Approved 2/21/17