

**Greenfield Township Board of Zoning Appeals Meeting
October 18, 2023 @ 6:00PM, Township Fire Department**

La Macchia Gp. Variance (Meijer property)

Chairman Dave Bichard called the meeting to order at 6:00 PM

Roll Call: Josh Arter, Jeff Williamsen, Elizabeth McNeese, Dave Bichard

Also in attendance was Greenfield Twp Zoning Inspector Tom Erlenwien and Steve Eversole.

Vice-Chairman Josh Arter gave the opening statement:

Owner: Meijer

Property Address: 2900 Columbus–Lancaster Rd.

Tax Parcel ID#: 0130114600

Current Classification: I (Industrial)

1. Current Language: Section 340.05-Development Standards under item B. Minimum Lot Width, sub item 1:

“No building, structure, or improvement shall be constructed or altered, nor any new lot be established, unless such lot fronts on a publicly dedicated and improved thoroughfare in the Township”.

2. Proposed Change: Section 340.05-Development Standards under item B. Minimum Lot Width, sub item 1:

New development of this outparcel shall include an access easement within the purchase agreement that will be a part of the real estate agreement with Meijer. In addition, some of the adjacent lots abut a public street, but their access is from the private drive of Meijer.

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Mr. Eversole was sworn in and stated that he was not opposed to the variance but that he wished the variance would be contingent upon an agreement between the party leasing the property and Meijer for maintenance of the private road.

Tom Erlenwien stated he thought the request was reasonable and that he also agreed with Steve Eversole that there be an agreement between the party leasing the property and Meijer for maintenance of the private road and that the variance be contingent upon that agreement.

Chairman Bichard asked if there were any questions before the Board rendered their decision.

Jeff Williamsen asked who follows up on the agreement and what happens if the parties do not follow through?

Tom Erlenwien stated that the Zoning Code would prevail and if there was a violation that procedures would be followed.

Jeff Williamsen asked how (in the future) would anyone know that there was a contingency on this property variance?

Chairman Bichard asked if the variance gets updated or do we rely on the minutes?

Tom Erlenwien stated that the contingency would be documented withing the variance permit and that the contingency wording would be included.

Mr Arter made a motion to approve the variance contingent upon an agreement between the party leasing the property and Meijer for maintenance of the private road access. 2nd - Elizabeth McNeese

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Roll Call:

McNeese – Yes

Williamsen – Yes

Arter – Yes

Bichard – Yes

Tom Erlenwien will meet with our attorney for the correct wording to meet the requirements for maintenance of the road leading up to and into the leased property.

Dave Bichard moved that the meeting be adjourned. 2nd – Ms
McNeese

Roll Call:

McNeese – Yes

Williamsen – Yes

Arter – Yes

Bichard – Yes

Meeting adjourned at 6:10 PM

Minutes Submitted by Jeff Williamsen