

# Greenfield Township Trustees

## Public Hearing Minutes

February 23, 2022

- **Call to order**

The Hearing was called to order by Trustee Kent Searle at 5:30 p.m. on February 23, 2022, 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 Hearing.

- **Roll call**

Trustee Searle requested a roll call:

Kent Searle, Trustee  
Lonnie Kosch, Trustee  
Dave Cotner, Trustee  
Caitlin Barbee, Zoning Inspector

- **Discussion**

Trustee Searle explained that the Hearing is being held on the Greenfield Township Zoning Commission's recommendation to re-zone Parcel 0140104300, currently owned by Rick Elkins, from zoning classification Highway Business (HB) to Rural Residential (R1).

Trustee Searle gave an opportunity for anyone in opposition to speak first and no one present came forward in opposition to the zoning amendment Application.

Trustee Searle administered an Oath of truth of testimony to Applicant Rick Elkins, who was present. Mr. Elkins testified that approximately fifteen years ago, he applied to have the property re-zoned from Rural Residential (R1) to Highway Business (HB) as he wanted to run a business from the property. He has recently sold the property and in the process, found out that he has been living there in violation of the Greenfield Township Zoning Resolution since approximately 2007 and the current zoning classification has held up the sale of his property. The property has a unique location as "an island of residential area sitting in the middle of a commercial/industrial area." Unless and until the property is re-zoned to residential, he cannot sell it as a residence. The prospective buyers of the property do not want to operate a business, only reside at the property.

Trustee Searle stated that the Application describes the property as .47 acres and inquired as to the discrepancy as to when it was originally re-zoned to HB in 2007 as .52 acres.

Mr. Elkins explained that the property was originally two separate plots and several years prior to Mr. Elkins owning the property, the neighbors had an agreement regarding the property but that it was still technically two separate plots of land.

Trustee Searle answered that he is not sure that the Trustees can include the smaller parcel of land with the Application that is currently before them.

Mr. Elkins indicated that he had previously checked the Greenfield Township Zoning Map and the smaller parcel is still currently zoned residential and was never re-zoned to HB in 2007.

Trustee Searle explained that he just wants to make sure Mr. Elkins is not leaving something out that would cause him problems in the future. Further, the Trustees can only handle what is before them right now but what might happen in the future is that when he sells the property, he may be selling a small portion of it that is still zoned HB.

Mr. Elkins indicated that he is fairly certain that the small sliver is residential and that he hopes he won't have to come back and re-do the process.

Zoning Inspector Barbee confirmed that the Greenfield Township Zoning Map shows the smaller parcel as zoned Rural Residential (R1). She also indicated that the Fairfield County Auditor's website currently lists the parcel as .47 acres, with the small sliver in question currently zoned as residential; the smaller parcel lists a different parcel number but also shows Mr. Elkins as the current owner.

Trustee Searle also noted that the Fairfield County Regional Planning Commission recommends approval of the zoning amendment and Mr. Elkins added that the RPC did not recommend approval of the zoning amendment to HB in 2007.

Trustee Kosch reiterated that the Trustees will deal only with what is on the Application before them.

Trustee Searle asked whether a Motion to accept or deny the recommendation of the Zoning Commission would be made and Trustee Kosch made a Motion to ACCEPT the recommendation of the Zoning Commission to re-zone Parcel 0140104300 from Highway Business (HB) to Rural Residential (R1). Trustee Cotner second the Motion. Vote was taken: Trustee Cotner: YES; Trustee Kosch: YES; Trustee Searle: YES. The Application is APPROVED.

- **Adjournment**

Trustee Cotner made a Motion to adjourn the Hearing and Trustee Kosch second the Motion. Vote was taken: Trustee Cotner: YES; Trustee Kosch, YES; Trustee Searle, YES.

Hearing adjourned at 5:43 p.m.