

Greenfield Township Zoning Commission

Regular Meeting Minutes

Tuesday, October 14, 2025

- **Call to Order**

The Meeting was called to order by Chairperson, Jeff Zech, at 6:00 pm on October 14, 2025, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll Call**

The Chair requested a roll call from the commission:

Jeff Zech, Chair

Patrick Callahan, Vice-Chair

Jack Barr

David DeLong - Not Present

Jill Maiher

Kim Wickham, Alternate

Jeff Williamsen, Greenfield Township Zoning Inspector

Guest -

Dawn Wyne

Jeff Zech opened the Meeting.

Jeff Zech requested Commission review of the Minutes of the Regular Public Meeting held on September 9, 2025. Pat Callahand made a Motion to approve the Minutes. Jack Barr

seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes. , Jill Maiher, abstained, Kim Wickham, abstained. Minutes Approved.

- **Old Business:**

Pending response from Regional Planning Committee (RPC) review of the current Greenfield Township Zoning Code and converting the code into the RPC Model Zoning Code format.

- **New Business**

Pending response from Regional Planning Committee (RPC) review of the current Greenfield Township Zoning Code and converting the code into the RPC Model Zoning Code format.

Zoning Inspector Updates

Zoning Inspector's Report – Jeff Williamsen

Zoning Inspector **Jeff Williamsen** discussed the recent response received from the **Fairfield County Regional Planning Commission (RPC)** regarding the **Greenfield Township Zoning Code** and the potential conversion to the **RPC Model Zoning Code**. The **Zoning Commission** reviewed RPC's initial report. Williamsen and Chairman **Zech** noted that they are scheduled to meet with RPC the following day to discuss the report's findings in greater detail.

Williamsen also reported receiving several **citizen complaints concerning "Barndominiums."** Residents expressed concerns about the potential impact these structures may have on surrounding property values. Chairman Zech stated that "Barndominiums" must comply with all applicable **habitable structure codes**. Williamsen suggested adding specific language to the Greenfield Township Zoning Code to address "Barndominiums." **Jack Barr** recommended reviewing how neighboring townships regulate such structures. The Commission agreed to further research and consider regulations pertaining to "Barndominiums."

Barr then led a discussion on **pool fence regulations** as outlined in the **Ohio Revised Code**, focusing on requirements once a pool is filled with water. Williamsen expressed concern that safety risks begin as soon as excavation occurs. The Commission discussed appropriate timelines for fence installation during pool construction and agreed to further examine **swimming pool fence installation requirements**.

Williamsen informed the Commission that **Ohio House Bill 315** permits Greenfield Township to discontinue publishing meeting and hearing notifications in newspapers. The Commission discussed the process for adopting this change and agreed that a **public hearing** would be required to formally amend the procedure.

Williamsen also noted that a **rezoning hearing** must be scheduled for the **Babamov properties on Old Columbus Road**, originally proposed as *The Uplands* development. He outlined proposed modifications to the development pending rezoning approval. After discussion, the Commission agreed to hold a **rezoning hearing on November 18, 2025, at 6:00 p.m.** for the Babamov properties.

Lastly, Chairman Zech inquired about **approved rezoned properties** that have not yet been developed according to their approved plans. Williamsen clarified that such properties have **two years** to complete the proposed development. If construction does not occur within that timeframe, the **Township Trustees** must review and vote on the property's status.

Next Meeting

The next Regular Public Meeting is scheduled for Tuesday, November 11, 2025 at 6:00 pm, at the Greenfield Township Fire Department Meeting Room. Regular Meetings are slated for the second Tuesday of each month.

Adjournment

Jack Barr made a Motion to adjourn the Meeting. Pat Callahan seconded the Motion. Vote was taken: Patrick Callahan, Jill Mahier Yes; Jeff Zech, Yes; Jack Barr , Yes. Kim Wickham; Yes. Motion Approved.

The meeting was adjourned at 6:45 pm.

Respectfully Submitted, Jeff Zech, Greenfield Township Zoning Commission Chairmen