



## **Greenfield Township Zoning Commission**

### **Regular Meeting Minutes**

**Tuesday, November 11, 2025**

#### **Call to Order**

The Meeting was called to order by Chairmen, Jeff Zech, at 6:00 pm on November 11, 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

Jill Maiher

Kim Wickham, Alternate - Not Present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guest - Wes Campbell

### **Chairman Jeff Zech called the meeting to order.**

Chairman Zech asked the commission to review the October 2025 meeting minutes. All zoning commission members reviewed the minutes. Jack Barr made a motion to approve the minutes as written, and Vice Chairman Callahan seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Abstained. The October 2025 meeting minutes were approved.

Chairman Zech then requested the commission to review the minutes from the October 2025 Havens Limited LLC rezoning hearing. He noted two clerical errors related to the recorded votes, stating that he had inadvertently omitted his own name during vote documentation. Vice Chairman Callahan made a motion to approve the hearing minutes, and Jack Barr seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Abstained. The October 2025 Havens Limited LLC rezoning hearing minutes were approved. Chairman Zech confirmed his approval of the minutes with the previously noted clerical corrections.

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## **Old Business**

The commission is awaiting a response from the Regional Planning Committee (RPC) regarding its review of the current Greenfield Township Zoning Code and the potential conversion of the code into the RPC Model Zoning Code format.

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## **New Business**

Chairman Zech invited Inspector Williamsen to address the commission. Williamsen requested clarification regarding Expanded Home Occupation rules, specifically concerning the storage of equipment and materials under roof. He explained that he is encountering issues related to vehicles and asked whether vehicles are considered “equipment.” The commission discussed distinctions between vehicles and equipment. Vice Chairman Callahan recommended reviewing the requirements for storing vehicles and equipment under Expanded Home Occupation. Williamsen noted that other township zoning codes require such items to be shielded from view. The commission agreed to continue discussion on this topic pending completion of the Model Zoning Code review.

Commission Member Jack Barr presented sample language intended to address enforcement of abandoned vehicles, junk storage, and related concerns. Barr noted that he had presented similar language to previous zoning commissions but no action had been taken. He also presented information regarding swimming pool fence requirements. The commission discussed potential timelines for installing fencing when a new pool is constructed. The commission

agreed to continue discussions on abandoned vehicles, junk storage, and swimming pool fencing requirements.

Inspector Williamsen provided an update regarding his inquiry to Fairfield County Regional Planning on the status of the comparison between the Fairfield County Model Zoning Code and the Greenfield Township Zoning Code. He expects a response within a few days.

Vice Chairman Callahan informed the commission that Ohio case law supports the type of canine facility proposed by Havens Limited LLC as qualifying for an agricultural exemption from zoning permits. The commission discussed the agricultural exemption as it relates to canine facilities. Guest Wes Campbell requested to participate in the discussion regarding the Havens Limited LLC rezoning request and hearing. Mr. Campbell presented his reasons for opposing the proposed rezoning. The zoning commission and Mr. Campbell discussed both the rezoning request and the objections raised. Chairman Zech noted that the continued rezoning hearing has been scheduled for **November 25, 2025 at 6:00 PM.**

Commission Member Barr made a motion to adjourn the meeting, and Commission Member David DeLong seconded the motion. A vote was taken: Jill Maiher – Yes; Pat Callahan – Yes; Jeff Zech – Yes; Jack Barr – Yes; David DeLong – Yes.

**The meeting adjourned at 7:05 PM.**