

Greenfield Township Zoning Commission

Regular Meeting Minutes

Tuesday, September 9, 2025

- **Call to Order**

The Meeting was called to order by Chairperson, Jeff Zech, at 6:00 pm on September 9, 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 - Not Present

Kim Wickham, Alternate - Not Present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guests: Dave Bichard, Greenfield Township Board of Zoning Appeals

Jeff Zech opened the Meeting.

Jeff Zech requested Commission review of the Minutes of the Regular Public Meeting held on September 9, 2025. David DeLong made a Motion to approve the Minutes. Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Minutes Approved.

- **Old Business:**

Jeff Zech will take over secretarial duties from Pat Callahan moving forward at the request of Pat.

- **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

Jeff Williamsen informed the Commission about a recent meeting he and Zoning Commission Member Jill Maiher attended with the Regional Planning Commission (RPC) regarding the conversion of the current Greenfield Township Zoning Code to the Model Zoning Code format. He explained that RPC will review the existing code, convert it to the model format, and then hold follow-up meetings with himself, a Zoning Commission member, and RPC staff to discuss their findings. Jeff Zech indicated that he is available to attend those meetings. Jeff Williamsen proposed meeting with RPC on October 15 and October 20, 2025, and Jeff Zech agreed to those dates.

Williamsen also notified the Commission of a recent change in Ohio law, effective April 30, 2025, which removes the requirement for public meeting and hearing notices to be published in newspapers.

Jack Barr asked whether signage is still required on parcels being considered for rezoning. Jeff Williamsen confirmed that sign posting remains a requirement.

Williamsen then brought up a parcel in the Havensport Subdivision. The property owner intends to split the parcel and combine part of it with an adjacent lot, also under their ownership, to build a new home. Given the age of the subdivision and the use of a septic system, Williamsen and the Commission discussed the feasibility of the proposal. After visiting the site and reviewing the plans, Williamsen stated he supports the proposal.

Jeff Zech noted that the Commission has conducted several rezoning hearings in recent years, particularly to rezone residential parcels for planned rural business use. However, he expressed concern that some of the approved rezoned properties have not been developed according to the proposals presented during the hearings. He asked what recourse exists in such cases. Williamsen responded that if two years pass without the approved development being completed, he is required to formally report the non-compliance to the township trustees.

Guest Dave Bichard addressed the Commission regarding a parcel that had been divided by the Fairfield County Auditor. He explained that due to the way the parcel was split, it no longer meets Greenfield Township's zoning requirements and is now undevelopable. Bichard claimed

that, according to Ohio law, the township is obligated to purchase such parcels deemed unbuildable.

Williamsen then shared that the developer of Uplands Apartments is currently working with the Fairfield County Auditor to split parcels and plans to request rezoning of those not already zoned R-3 to R-3.

Lastly, Williamsen reported that RPC has recommended approval for a proposed K9 training facility on Pleasantville Road. The Zoning Commission scheduled a public hearing for this application on October 14, 2025, at 7:00 PM.

Next Meeting

The next Regular Public Meeting is scheduled for Tuesday, October 14, 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

David DeLong made a Motion to adjourn the Meeting. Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Motion Approved.

The meeting was adjourned at 7:15 pm.

Respectfully Submitted, Jeff Zech, Greenfield Township Zoning Commission Chairmen