

# Greenfield Township Zoning Commission

## Meeting Minutes

January 19, 2022

- **Call to order**

The Meeting was called to order by Kim Wickham, Chair, at 6:05 p.m. on January 19, 2022, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance to the Flag of the United States of America was recited at the opening of the Meeting.

- **Roll call**

The Chair requested a roll call:

Patrick Callahan  
June Queen  
Jeff Zech  
Jack Barr  
Kim Wickham

Other Attendees: Caitlin Barbee, Greenfield Township Zoning Inspector; Lonnie Kosch, Greenfield Township Trustee

- **Review of Previous Meeting/Hearing Minutes**

The Minutes from the previous Meeting and Hearing, held on October 28, 2021, were reviewed by the Commission.

Jack Barr moved to approve the Meeting Minutes as written. Pat Callahan seconded the Motion. Vote was taken: Pat Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion carried and Meeting Minutes approved as written.

Pat Callahan moved to approve the Hearing Minutes as written. Jeff Zech seconded the Motion. Vote was taken: Pat Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion carried and Hearing Minutes approved as written.

- **Nominations for Chair and Vice-Chair Positions:**

**Chair:** Kim nominated Jeff Zech for position of Chair. Vote was taken: Pat Callahan, yes; June Queen, yes; Jack Barr, yes; Kim Wickham, yes. Jeff Zech appointed as Chair.

**Vice-Chair:** Jack nominated Pat Callahan for the position of Vice-Chair. Vote was taken: June Queen, yes; Jack Barr, yes; Kim Wickham, yes; Jeff Zech, yes. Pat Callahan appointed as Vice-Chair.

- **Caitlin Barbee, Zoning Inspector, provided updated sections of the Zoning Code for initial review and future in-depth discussion as follows:**
  - Commission members were asked to review and alert to necessary changes, inconsistencies and corrections to Zoning Code. Members will review in-depth, post-meeting, for future meeting discussion. Language edits need to conform to the specific needs of Greenfield Township.
  - The Business (B-1) classification is obsolete. Current zoning now is Highway Business. Discussion on need to update business abutment language and overall section language.
  - Planned Rural Business (PRB) classification also requires review, tighter language or eliminated accordingly. Other townships do not have a PRB category.
  - Home Occupations Zoning code discussion – ‘working from home’ or via accessory buildings on the property. There is no current enforcement of this code. Need further discussion.
  - Brief discussion of permit posting, complaint procedures and monetary fine procedures. Safety and welfare are paramount for concern.
  - Solar Panels, Solar Farms, and Wind Turbines also planned for future discussion. There is a miscellaneous Structure Fee for home solar panels for record-keeping purposes.
  - The Commission discussed need to hold future meetings to review and update the referenced code sections. Once completed, a hearing will be held to present all section changes.

- **Next Public Hearing and Meeting**

The next Public Hearing is scheduled for Wednesday, February 2<sup>nd</sup>, at 6:00 pm at Greenfield Township Fire Department Meeting Room for requested zoning use change (back to): R1 – Residential Use (no business): 3076 Lithopolis Road NW, Lancaster, Ohio; Parcel Number - 0140104300. A regular Zoning Commission Meeting is scheduled immediately after to discuss B-1 Highway section review.

A second Zoning Commission Meeting is scheduled for Wednesday, February 16<sup>th</sup> at 6:00 pm to continue B-1 Highway section discussion and/or begin PRB section discussion. Meetings will be held at the Greenfield Township Fire Department Meeting Room.

- **Adjournment**

Pat Callahan made a Motion to adjourn the Meeting and June Queen seconded the Motion. Vote was taken: Pat Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. The Meeting was adjourned at approximately 7:36 pm.