

## RECORD OF PROCEEDINGS

*Minutes of*      **Greenfield Township Trustees**      *Special Meeting*

July 8, 2024 - Held 6:00 PM

The Greenfield Township Trustees met for a Special Meeting at the Greenfield Township Firehouse. The purpose of the meeting was to discuss the Greenfield Township Comprehensive Land Use Plan. Trustee Searle led the group in the Pledge of Allegiance. Kent Searle, Dave Cotner and Lonnie Kosch were present.

Trustee Searle provided a quick recap for the attendees who hadn't been at the previous Land Use meetings. He reviewed the draft Land Use map, indicating the green area which is R1 residential and agricultural use; the yellow which is proposed R2 - higher density housing; purple is B1 - business and industrial; light blue is local business; red indicates special uses such as churches, the Fairfield Career Center, and the airport, which are already existing. He explained that this the current draft, with moving north of Lancaster, up the 33 corridor, putting industrial in a specific area and possibly putting higher density residential on 33. At this time, he asked those who wished to speak to sign in.

Trustee Cotner went on to explain that attendees from the last meeting asked to have Tony Vogel explain how much residential housing would be needed on Carroll Southern to have the water and sewer services installed there. Mr. Vogel referred to the draft map to explain how the water and sewer services would be determined. He indicated a place where a lift station would be installed to take the waste up. He asked the Board to explain to him what their intentions were with the current draft. He explained it would be costly to go under the railroad tracks, and underneath the bypass. He stated as much of the area that can be developed helps to recoup the cost of doing that. He went on to explain where and which lift stations would service which areas, and which direction the waste would be pumped. He indicated the line would be the same size for R2 or local business; however, multi-family would require a larger line.

The group went on to examine the map as it is currently drafted. Mr. Vogel had two questions about whether one of the green areas was planned to be developed; and if so, a lift station would need to be built to service the area to take the waste where it needs to go. Trustee Searle noted the area wasn't planned because it is individual parcels and property owners. He went on to express his concern about the current yellow areas - R2 - which are large, and about the issues that would arise if much of it gets developed into housing. He stated he felt it would drastically change the community if this were to occur. He noted how much of that area was currently farm land and larger one and a half acre lots with one house. He also noted that he was aware of the Board's need to be concerned with annexation issues; however, he felt the bare minimum should be done to accomplish what is wanted. Mr. Vogel stated he would not run the lines in that area if it is not beneficial, noting that his investment in it is to have the development if it's going to happen. He indicated one area where a line would potentially be placed that could be a million dollar project. He also noted that based on the meetings that he has attended with Lancaster, they would love to get to

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Coonpath, which would likely end up being multi-family, since they have a CRA - tax abatement.

Trustee Kosch asked Mr. Vogel what his view was of how the meetings with Lancaster are going as they related to water and sewer services. Mr. Vogel stated they do not have anyone attending who is involved with or understands the issues related to water and sewer. He proceeded to refer to the map and where the lift stations are and would potentially be located, and noted that Lancaster had said they would not cross the county's line. However, they indicated they may discharge to the county and pay to have them service it.

Mr. Vogel went on to explain how he would proceed if he had the final map from Greenfield Township, referencing the various areas on the map. He stated that as soon as he had the final map from the Board, he could start designing the lines.

Trustee Searle referenced the map and asked how much yellow area Mr. Vogel would need in order to make the project doable, and he indicated moving the yellow back to a section line. Mr. Vogel went on to explain the various lift stations that were existing, where the future lift stations would be built, depending on the final map, and the flow of the water and the waste.

Trustee Cotner stated that the CEDA and NCA were going well with Lancaster. However, he also stated that the Township needs to have a plan B to block them. Discussion continued as to where Lancaster would potentially annex based on the current map.

The Board continued discussion with Nick Babamov, who pointed out a specific section of land he owns and had rezoned, which he asked to be considered as yellow since he would like to make it multi-family. He noted the sewer and water is already there. The Board reiterated that the work being done here is on the Land Use Plan. Any zoning concerns must be brought to the Zoning Commission.

Trustee Cotner reiterated that the map needs to be finalized so Tony Vogel can begin his plans for the water and sewer lines to be planned. A participant noted that she agreed with Trustee Searle on the fact that there will probably be pushback on the multi-family housing issue. She also expressed her appreciation for all the work the Board is doing on the Land Use map. Another participant expressed concern about the purple - industrial - designation on Lithopolis Road, stating that once that designation is there, it will continue up Lithopolis Road. It was pointed out that dependent on who purchased the property in the future and what they wanted to use it for, they could apply to have the zoning changed. Another participant asked if the Board had considered the development of park areas for the housing developments that would potentially be built in the area. The Board responded that parks would be something that would be negotiated with the builders/developers.

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The remainder of the meeting was spent reviewing the map and discussing the various areas as they stand currently, as well as where lines would be run, and where lift stations will be built.

Fiscal Officer Kull confirmed the changes to the draft map that the Board wanted to see so it can be updated on the Township website.

Trustee Kosch will contact Marshall McCormick to find out his availability for another special meeting, and then it will be scheduled.

With no further discussion, Trustee Cotner made a motion to adjourn; Trustee Kosch seconded the motion.

ROLL CALL: Searle: Yes      Cotner: Yes      Kosch: Yes      Motion Passed 3-0

Meeting adjourned at 7:07 p.m.