

## RECORD OF PROCEEDINGS

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

July 17, 2024 - Held 4:00 PM

The Greenfield Township Trustees met for a Special Meeting at the Greenfield Township Administrative Office. The purpose of the meeting was to discuss the Greenfield Township Comprehensive Land Use Plan with attorney Marshall McCormick. Kent Searle, Dave Cotner and Lonnie Kosch were present.

Trustee Searle opened the meeting by expressing his concerns and opposition to the draft map as it currently stands, and wants to go on record as stating such. He stated he feels the plan is moving too fast; that there are outside influencers from the city and the county that have much to gain that are pushing a certain agenda on the Township. He stated he felt the Board fought when the county came out with a Comprehensive Land Use plan that was similar to the current plan, and they backed the county down to a plan that was, in his opinion, much better than the current Township plan that the Board has come up with themselves. He stated he added up the acres in the yellow which total 1,700, and that is parcels that the RPC has acreage on; he guessed it is closer to 2,000 acres. He stated it has been called a "wish list"; however, he does not wish this for Greenfield Township. He does not wish for over 2,000 acres of R2 with over two houses per acre, coming up to over 4,000 new homes in the Township. He noted there were currently 4,000 plus a few registered voters in the Township, and the Board is proposing a wish list that proposes another 4,000 which is basically doubling the Township population. He stated he opposes this. He noted the current draft map shows over 2,400 acres in industrial and local business. He stated he felt it was ridiculous to have a wish list that shows that type of growth in the Township. He went on to state that he had received several phone calls since the map came out where people have seen it on Facebook. He noted people are upset; upset that the meetings are being held at 4:00 p.m. and they can't attend. The group noted there was only one meeting held at 4:00 p.m.; the other meetings were held at 6:00 p.m. and the attendance was still low. He went on to state that people are upset that the meetings are being held at 6:00 p.m. and not 7 p.m. when people can attend. He noted at the last meeting, there were two people in attendance out of 4,000 voters in the Township. He went on to state that he wants it on record that he opposes the map and will not approve it. He stated he will stay involved with Marshall because he wants to see the best plan that can be developed, but he will not approve a plan like the one that is currently in draft. He stated there is much too much yellow area indicated on the current map.

Lengthy discussion ensued concerning the various areas that may or may not be annexed by Lancaster, and the need to get NCA's and CEDA's in place so if the annexation does occur, there can be revenue coming to the Township. The plan for the water and sewer services/lines to potentially be installed in Greenfield Township by Fairfield County Water and Sewer according to the Comprehensive plan was also discussed. Mr. McCormick pointed out the pros and cons of planning in this manner, and discussed the way things happened in the past with Pickerington and Violet Township, as well as what is happening in Liberty Township with their comprehensive

## RECORD OF PROCEEDINGS

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

July 17, 2024 - Held 4:00 PM

plan and the development that is potentially coming. He also referenced the influx of people coming to the Columbus area and beyond due to Intel and the work that is ongoing there. A participant expressed their concern that the residents of the Township don't want the growth to come in. Mr. McCormick stated he understood that sentiment, but these discussions need to be held so that everyone can work together, rather than ignoring what is happening. He went on to talk about the property values and sales in the Columbus area and well beyond, based on potential development prices. The group also discussed the major landowners in the Township and what their uses and intentions are for their property, based on previous discussions with them. They also briefly reviewed the areas of the three school districts in the Township - Bloom Carroll, Lancaster, and Liberty.

Discussion continued with Mr. McCormick stating the Township had good input from the community meetings that have been held, and he will include that information in the plan. He noted it is good to have as much community input as possible.

The group went on to review the map and discuss where the barriers to annexation should be placed, as well as where any CEDA's and NCA's should be located to be the most effective.

In terms of writing and building the plan, Mr. McCormick stated he would need history and information about the Township, including the school district information, census information, properties owned by the Township, number of cemeteries, etc. He will begin building the plan with this information, and include the final map, once it is approved by the Board. Mr. McCormick also recommended that if the Township wants someone with the most knowledge and experience to review any NCA's or CEDA's, that they use a neutral party, and he suggested Caleb Bell of Bricker and Grayson Law Firm in Columbus. Mr. Bell wrote the law on NCA's and CEDA's in Ohio. Mr. McCormick also recommended that the Township hold off on any NCA's or CEDA's until the Land Use Plan is finalized.

Trustee Searle expressed his opinion that he was elected as a trustee to represent every resident in the Township, and the Township as a whole, and he has a concern that the residents in the area of the south and west portion of Route 33 have not attended any Land Use meetings and aren't aware of the draft Land Use map as it stands currently. He also stated he did not want to see the Township's Land Use Plan follow the same path as what happened with the county's original land use plan, where the opinions of the residents were not taken into consideration. He noted they did eventually have multiple meetings and public hearings in order to create the county land use plan. Trustee Searle stated he did not want to get to a public hearing to vote on the Comprehensive Land Use Plan and have residents saying they did not know anything about it. The group went on to discuss having Mr. McCormick write information for a letter or mailer to the Township residents to continue to inform the public. Mr.

**RECORD OF PROCEEDINGS**

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

July 17, 2024 - *Held 4:00 PM*

McCormick agreed to do this, and stated he will send something to the Board for their consideration.

The Board confirmed that they had voted to hire Mr. McCormick to write the Comprehensive Land Use Plan at a previous meeting. Mr. McCormick confirmed that his rate would be \$250 per hour, and he will send an official representation agreement to the Township.

Trustee Searle made a motion to use Marshall McCormick to do work for the Township for the Comprehensive Land Use Plan at a rate of \$250 per hour; Trustee Cotner seconded the motion.

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

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 5:44 p.m.