

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday, July 23, 2024

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:07 p.m. on Tuesday, July 23, 2024 at the Greenfield Township Fire Department Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **Roll call**

The Chair requested a roll call:

Jeff Zech, Chair
Patrick Callahan, Vice-Chair
June Queen, Secretary
Jack Barr
Amy Brown

Kim Wickham – alternate (not present)

Lonnie Kosch, Greenfield Township Trustee

Guest: Jeff Foster

The Commission reviewed the Draft Minutes from the previous Hearing Meeting held on June 25, 2024. Patrick Callahan made a Motion to approve the Minutes. Jack Barr seconded the Motion. Vote was taken: Jeff Zech, yes; Patrick Callahan, yes; June Queen, yes; Jack Barr, yes; Amy Brown, yes.

The Commission reviewed the Draft Minutes from the previous Regular Meeting held on June 25, 2024. Amy Brown made a Motion to approve the Minutes. Patrick Callahan seconded the Motion. Vote was taken: Jeff Zech, yes; Patrick Callahan, yes; June Queen, yes; Jack Barr, yes; Amy Brown, yes.

- **Old Business**

Tiny House – Submission Status

Tiny House Section was previously submitted by Jeff Zech to Tom Erlenwein, Zoning Inspector, for provision to the Regional Planning Commission. No further information or discussion.

- **New Business**

R-1 Lot Size Increase Requests – Community Members (e-mail)

Request from Jeff Williamson on June 19, 2024 (e-mail correspondence) for the Commission to consider change in Greenfield Township Zoning Code Section 310.06 - R-1 lot size from 1.5 acres to 3 acres or 2.5 acres. Request discussed.

Request from Danielle Keefer on July 17, 2024 (e-mail correspondence) for the Commission to consider change in Greenfield Township Zoning Code Section 310.06 - R-1 lot size from 1.5 acres to 2 acres. E-mail included list of factors for consideration to support the change request. Request discussed.

The Commission reviewed the current minimum lot acreage in other Fairfield County townships, which vary from 1.5 acres to 2.0 acres.

The Commission to consider the increase requests. Plan to include in the next regular meeting agenda for further discussion and decision.

Barndominium

Patrick Callahan and Jeff Zech briefly discussed Barndominium, which was confirmed as covered in the current Zoning Code – Proposed Breezeway and Accessory Structures on Residential Parcels. Patrick Callahan referenced as follows: “Section D. (a.) (iv). – shall not exceed 4,000 square feet / area dimension 75% of ground floor footprint dimension of the Principal Structure, whichever is greater.” No further issue or discussion.

- **New Business**

Rules of Procedure Document:

Commission discussed sections of the Greenfield Township Zoning Rules of Procedure for update consideration. June Queen stated there were several sections within the document in need of update, one example being Commission Secretary vs Zoning Inspector responsibilities. Amy Brown suggested adding Rules of Decorum.

June Queen to edit the document with recommended updates (track changes) and will e-mail a copy to Commission members for review and feedback prior to the next Regular meeting. Plan for further discussion and review at the next Regular meeting.

- **Zoning Inspector Updates**

None – not present

- **Trustee Update**

Lonnie Kosch reported there have been interested candidates in the Zoning Inspector position, however no decisions made at this time.

Lonnie Kosch reported that the Trustees are working on the Comprehensive Plan Map. He encouraged the Commission to attend meetings for feedback. He stated it is important for the public to attend these meetings, which will be scheduled soon.

- **Public Comments** – none

- **Next Greenfield Township Zoning Commission Meeting**

Regular Meeting planned for Tuesday, August 20, 2024 at the Greenfield Township Fire Department Meeting Room.

June Queen made a Motion to adjourn the Meeting; Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Amy Brown, yes; The Meeting was adjourned at approximately 6:57 pm.

Respectfully Submitted By: June Queen, Commission Secretary