

## RECORD OF PROCEEDINGS

*Minutes of* Greenfield Township Trustees *Public Hearing*

July 31, 2024 - Held 6:00 PM

The Greenfield Township Trustees met for a public hearing at the Greenfield Township Firehouse. Trustee Searle led the group in the Pledge of Allegiance. Kent Searle, Dave Cotner and Lonnie Kosch were present.

Trustee Searle opened the hearing by explaining that the purpose of the meeting was to discuss a proposed amendment to the Zoning Resolution. The proposed amendment regards Section 415 that deals with accessory uses and structures, and specifically deals with Section 415.03. There had not been anything in the section that dealt with breezeways before. This update, if approved, would put some guidelines and limitations on the use of breezeways connected a home to an accessory structure. In the past, if someone were to build a breezeway from a house to a pole barn, this would make it part of the house. This amendment will provide guidelines between attached and detached accessory structures, via a breezeway.

There were no attendees signed in to speak and there were no questions from the group. There were copies of the amendment provided to those who wanted them.

Tom Erlenwein, Zoning Inspector, reviewed some items that were changed/clarified under the section "General Requirements for Permitted Residential Accessory Structures" to add language around commercial uses of accessory structures, as follows:

"Those uses shall be conducted within an accessory structure unless otherwise approved as a part of a permitted limited or expanded home occupation". Mr. Erlenwein noted that there were people trying to run businesses out of accessory structures on residential property, so this language puts a limit on that activity.

Also, under Item 3, there are limits on the ratio of a structure, i.e. length and width, along with maximum length and width.

Additional items were the roof line height, where a limit was placed on the height of the accessory structure, so that it cannot be taller than the home itself. Also, the description for permanent or temporary accessory structures states that they must be in the side or rear of the home, and not in front of the home, between the home and the street.

Under Item D, 6, Item A: Attached Accessory Structures are defined as being part of a garage or other accessory use structure that is physically constructed as a part of the principal structure by sharing at least 75 percent and one wall of either the principal structure, or that of the garage or accessory structure. Additional requirements to be classified as attached accessory structures are as follows; again - it must be in the side or rear yard; nothing in the front of the house.

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Under Item 6, B: Connected Accessory Structures is defined as a garage or other accessory structure that is connected to the principal structure by less than 75 percent of a wall of one of those structures. It also cannot be more than ten feet away; located only in the side or rear yard. It cannot exceed the maximum height of 17 feet or 75 percent of the height of the home. He noted there had not been any violations in the previous code, but if this amendment is approved, violations could be made going forward.

Also, it shall not exceed 1,200 square feet or an area that is 75 percent of the footprint of the principal structure, whichever is greater. It shall require one additional foot of side setback for every foot of height over 17 feet.

Under Item C, 1: Accessory structure shall not be constructed on a vacant lot. It must have a primary residence, and then have an accessory structure added to it.

Under Item 3: Located only on the side or rear yard.

Under Item 6: This section referenced other items in the code that reference the two percent rule; two percent being the total area, with no more than 4,000 square feet maximum, regardless of lot size in aggregate area.

Under Item B, 5: Shall not be used as a habitable structure.

With no further questions or comments on the issue, Trustee Searle asked for a motion to approve or deny the proposed amendment. Trustee Cotner made a motion to approve the amendment; Trustee Kosch seconded the motion.

With no further discussion, the roll call was as follows:

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

The Board noted the group had done a good job on making these clarifications in the amendment.

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 6:09 p.m.