

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday, October 15, 2024

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on Tuesday, October 15, 2024, 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
David Delong

Kim Wickham, Alternate - not present

Jeff Williamsen, Zoning Inspector

Lonnie Kosch, Trustee

Jeff Zech opened the meeting.

Meeting Minutes from September 24, 2024 were reviewed by the Commission. Jack Barr made a Motion to approve the Meeting Minutes; Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; David Delong, yes. Motion approved.

- **Old Business**

Rules of Procedure Document

June Queen provided a fourth, comprehensive draft update of the Rules of Procedure document for Commission review and discussion. This document was previously provided to all Commission members via e-mail attachment for review. Patrick Callahan suggested updates to the Removal and Resignation of Officer sections to conform with the ORC. June Queen to revise and provide updated document for review at the next regular meeting.

Tiny House – Submission Status / RPC Recommendations

Jeff Zech opened the meeting to re-discuss received, recommended revisions and questions per the Regional Planning Commission (RPC) for the *Tiny Home Zoning*

Code Definition and Specifications. Patrick Callahan stated the Fairfield County Health Department allows only one septic system per parcel, thus request for an additional dwelling would be denied and cease the request.

Patrick Callahan made a Motion; to shelve the tiny home discussion unless future needs warrant further discussion. David Delong seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; David Delong, yes. Motion approved.

Airbnb (Air Bed and Breakfast)

Patrick Callahan researched another township's code that recently experienced Airbnb issues, however their code has not yet undergone update to enable public review. Jeff Williamsen reported that, since his inquiry, the township resident with the Airbnb is no longer renting the property as an Airbnb. The Commission agreed that Airbnbs are not a major concern at this time and to table this discussion.

Zoning Code Book

Jeff Zech reported that all new sections updated by the Commission from and including 2021 onward have been added to the Code book. Jeff Williamsen to send to RPC for reference, and he will send to the Trustees for final review and signature page sign off. The updated Code book will then be posted to the website and a copy provided to each Commission member.

Accessory Structures

Jeff Williamsen reports this section has been signed off by the Trustees.

Definition of Employee

Jeff Zech recommended the definition of Employee, as previously discussed by the Commission, added to the Code.

Jeff Zech, Chair, excused himself at 6:35 pm due to a family event.

Patrick Callahan, Vice Chair, assumed Chair responsibilities for duration of the meeting.

- **Updates from the Zoning Inspector, Jeff Williamsen**

Nothing significant to report.

- **Other Business**

None

- **Next Greenfield Township Zoning Commission Meeting**

The next Regular Public Meeting is planned for Tuesday, November 12th at 6:00 pm at the Greenfield Township Fire Department Meeting Room.

David DeLong made a Motion to adjourn the Meeting; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jack Barr, yes; David DeLong. Motion approved. The Meeting was adjourned at approximately 6:47 pm.

Respectfully Submitted By: Pat Callahan for June Queen, Commission Secretary