

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday, November 8, 2022

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:02 p.m. on November 8, 2022 at the Greenfield Township Zoning Department. 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
Kim Wickham

Tom Erlenwein, Greenfield Township Zoning Inspector

No guests were present

- **Review of Previous Meeting/Hearing Minutes**

The Minutes from the previous meeting, held on September 27, 2022, were reviewed by the Zoning Commission.

Pat Callahan moved to accept the Minutes as written; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. Motion carried and Minutes approved.

- **Discussion**

Kim Wickham inquired whether the alternate Zoning Commission member had been sworn in. To date, he has only attended one meeting. June Queen contacted Caitlin Barbee (former zoning inspector) who confirmed he has not yet been sworn in and advised that the Commission reach out to the Greenfield Township Trustees to determine his intent to participate and suspend his appointment to the zoning commission as an alternate if he is no longer interested. June Queen will contact Kent Searle, Greenfield Township Trustee, to discuss.

Tom Erlenwein, Zoning Inspector, provided an update on recent zoning requests:

- The Greenfield Township Trustees approved on October 5, 2022, the submitted HB & B1 Zoning Code language updates to Section 425, with minor modifications to the residential hotel definition. Tom Erlenwein has uploaded the approved, revised section to the Zoning Code.
- The Residential Hotel permit application on Election House Road was rejected due to a variety of issues.

- Bob Boyd Ford submitted a permit application to build a large maintenance building behind their current facility.
- The Public Hearing for the Lines Family pole barn addition was cancelled due to notice not published in the local paper.

- **Continuing Discussion**

The Zoning Commission discussed a date to re-schedule the Public Hearing.

Jeff Zech continued discussion on Solar Panels. The Commission’s primary focus will be on residential use – primary/accessory structures and free-standing (yard). Use to be as not-for-profit only. He discussed permit requirement and proposed the following sample language for Section 425 of the Zoning Code - Alternative Energy Conversion Sources:

“No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.”

June Queen made a motion to include this section (verbatim) in Section 425 of the Zoning Code; Jack Barr seconded the motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes.

Tom Erlenwein, Zoning Inspector, discussed potential updates to the Application for Zoning Certificate” form. The Zoning Commission reviewed form permit categories. Kim Wickham suggested adding a new category specific to solar/wind energy. Category as “Alternate Energy Conversion Sources” was discussed. June Queen noted his would match/align with the new section title proposal in the Zoning Code. Jack Barr made a motion to update the Application for Zoning Certificate to include a separate, dedicated definition for solar/wind energy sources. June seconded the motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes.

- **Next Greenfield Township Zoning Commission Meetings – Public Hearing and Regular Meeting**

The tentative date of the next Public Hearing is planned for Tuesday, November 29, 2022 at 6:00 pm. Location to be the Greenfield Township Fire Department Meeting Room.

The tentative date of the next Regular Zoning Commission Meeting is planned for Tuesday, November 29, 2022 immediately following the Public Hearing. Location to be the Greenfield Township Fire Department Meeting Room.

- **Adjournment**

June Queen made a Motion to adjourn the Meeting; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes; Kim Wickham, yes. The Meeting was adjourned at approximately 7:22 pm.

Respectfully Submitted By: June Queen, Commission Secretary