

RECORD OF PROCEEDINGS

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

November 25, 2024 - *Held 6:00 PM*

The Greenfield Township Trustees met in regular session at the Firehouse. Trustee Searle called the meeting to order and led those present in the Pledge of Allegiance. Kent Searle, Dave Cotner and Lonnie Kosch were present.

Trustee Searle presented the minutes of the November 13, 2024 Trustee Meeting. With no corrections or amendments noted, Trustee Cotner made a motion to approve the minutes as written; Trustee Kosch seconded the motion.

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

FROM THE FISCAL OFFICER:

Fiscal Officer Kull reported the bank reconciliation for October was complete.

Fiscal Officer Kull asked for a motion to pay the bills associated with warrants 3496 through 3506, and electronic debits 224-2024 through 248-2024; Trustee Kosch made a motion to approve the above; Trustee Searle seconded the motion.

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

Fiscal Officer Kull asked for a motion to pay the purchase orders. Trustee Cotner moved to approve these payments; Trustee Kosch seconded the motion.

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

Fiscal Officer Kull raised the issue of the Greenfield Township Trustees Meeting being scheduled for December 30, 2024, which is the same time as the Fairfield County Commissioners Meeting. Discussion continued as to whether to move the Trustee Meeting. It was decided to reschedule the Trustee Meeting to Tuesday, December 31, 2024 at 3:00 p.m. at the Greenfield Township Firehouse. This is typically a shorter meeting, and is used to conduct the business of paying the final bills for the year, as well as anything else that needs to be addressed. She also asked who planned to attend the Commissioners Meeting on December 30. Trustees Cotner and Kosch stated they planned to attend. Fiscal Officer Kull stated she would tentatively attend, depending on scheduling.

Fiscal Officer Kull raised the issue of the Benestar benefits, and a correction to be made. It was incorrectly reported that the premium did not increase. This is incorrect. The ExpressScripts portion will not increase in 2025. However, the premium itself will increase by three percent. The Board agreed they had had no issues with the insurance coverage, and were happy with it. Fiscal Officer Kull had provided a rate sheet to the Board which shows the premium, based on age. She also noted the vision insurance - VSP - had a zero percent increase, and this rate is locked in for four years. The Delta Dental plan will stay the same in terms of coverage, but did have a 13 percent increase. This means with a slight increase in this insurance, the overall savings on the MedMutual rate outweighs the slight increase on Delta Dental. Trustee Searle

RECORD OF PROCEEDINGS

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

November 25, 2024 - Held 6:00 PM

confirmed with Fiscal Officer Kull that this was an overall rate reduction of 18 percent, which is unusual. Fiscal Officer Kull was able to secure this rate when looking at other possible products, and MedMutual came back with a rate reduction for the Township.

Fiscal Officer Kull asked for a motion to keep the VSP insurance, since this was not done at the last meeting. Trustee Searle made a motion to keep the VSP insurance; Trustee Cotner seconded the motion.

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

Discussion continued concerning BZA and Board members being eligible to attend the OTA conference. Trustee Kosch noted this had been done in the past. Fiscal Officer Kull stated it costs \$130 for members to attend the conference, and \$180 for nonmembers. It costs \$50 to add people to the membership. Once she knows who wants to attend, she can add them as a member. This will be cheaper than paying the nonmember fee. She also stated OTARMA offers a grant of up to \$1,000 for education and training. She can apply for reimbursement of up to \$1,000 once it is determined who will be attending. This will be determined from both the BZA and the Zoning Commission members, and reported to Jessica by December 5. At this time, Trustees Cotner and Kosch plan to attend; Trustee Searle will advise her at a later date. Tom Shafer will attend, depending upon weather conditions. Chief Smith does not plan to attend. Zoning Inspector Williamsen plans to attend. Fiscal Officer Kull will determine whether she will attend once the complete schedule is published.

Trustee Kosch inquired as to the status of public records requests, as he had been asked by the person requesting the records. He offered to receive and deliver the requested records to the resident, as she is unable to retrieve them herself. These will be made available to him for delivery to the recipient. It was noted there have been multiple public records requests submitted from this resident.

ZONING DEPARTMENT: Jeff Williamsen, Zoning Inspector, presented the following zoning business:

Jeff stated he had received the needed signatures on the signature page of the new Zoning Code, and he thanked the Board for this.

Meeting Schedule and Webinar: There are future meetings scheduled with the RPC, Zoning Commission and Zoning Roundtable on December 11. Jeff also attended a webinar concerning the role of the BZA, hosted by the OTA, and he shared pieces of the information he felt would be of interest to the BZA with them via email.

Zoning Permits: Four permits have been issued since the last Board meeting.

Public Complaints:

RECORD OF PROCEEDINGS

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

November 25, 2024 - *Held 6:00 PM*

Lancaster-Kirkersville Rd. - Shirley Allen Complaint: Jeff stated he would like to close this out as nothing can be done about it at this time. The mowing cannot be done because there are a lot of junk and metal pieces in the tall grass that prevents this. The owner is elderly, and stated she was not going to get anyone to mow the property. Trustee Searle noted there was a process in place that could be pursued if the Zoning Inspector determined this needed to occur.

Lithopolis Road - Old Nursing Home: The grass has been cut; there are some limbs down; no broken windows. The Health Department is going to inspect the property, and he is waiting to hear back from them.

4255 Coonpath Road: This is the corner of Coonpath and Route 33. There are issues with the right-of-way due to the reconstruction of the intersection, as well as issues with setbacks.

River Valley Life Center: This complaint has been closed.

2101 Rainbow Drive: This is an abandoned property; tall grass/trees down. Certified letters were sent to the address, as well as to the property owner, which is in Lancaster. They both were returned as "undeliverable". There is a process in the ORC regarding how to pursue this, which includes putting a public notice in the newspaper, since the letters were returned. Jeff will research this process.

4755 Meadow Grove, Greenfield Estates: This is a home occupation issue, with many trucks parked in his driveway. A letter has been sent to the owner.

790 Schadel: This complaint was recently received regarding trash in the yard, including old appliances and hot water tanks. The owner does not live there; lives down the street. A letter was sent out this afternoon.

Model Zoning Code: Jeff will be presenting this information at the next Zoning Commission meeting to gauge their interest as to whether they want to hear what Holly and her team have to say about it.

Property Records Research Request: Jeff has created a draft form for this purpose, and provided it to the Board. It includes 10-12 questions that he has received in the past regarding these requests. These requests typically come from realtors, developers, etc. He has determined that past requests involved two to four hours of research. Commercial properties require more time to research than residential properties.

Trustee Searle made a motion to add a fee to the Zoning Fee Schedule to charge a fee of \$150 for property records research; Trustee Cotner seconded the motion.

RECORD OF PROCEEDINGS

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

November 25, 2024 - *Held 6:00 PM*

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

Trustee Kosch asked if there had been any more discussion about the Rockmill property since it was re-sold. He stated at the time the brewery was originally built, there had been an issue with having more land there - 20 acres - in order to have a Planned Unit Development there. The owners bought more land to achieve this requirement; however, once it was re-sold, some of the property went back to the original owners, which meant the property was once again under a 20 acre parcel. After further discussion, Jeff Williamsen stated he would look into it.

ROAD DEPARTMENT: Tom Shafer, Road and Cemetery Superintendent, presented the following business:

Bethel Cemetery: There is no update at this time. Tom is waiting to hear from Amy Brown-Thompson.

Tornado Siren Repair in Bloom Township: Tom had provided to the Board a response he received from Austin in the Auditor’s Office. The response stated that the Board can make a decision to contribute toward this repair if they wish to do so. After discussion, the Board determined they would not contribute toward this repair. Fiscal Officer Kull noted there was a grant that Bloom Township could pursue for this repair. Chief Smith noted the siren that Greenfield had repaired last year cost \$3,000; with a grant, the Township paid \$600-\$700 labor for the six drivers that needed to be replaced. Fiscal Officer Kull will reach out to the Village of Carroll with the Board’s decision.

Right-of-Way Access: Tom raised the issue of potentially charging a fee to utility companies and others for access to the Township right-of-way. He noted the requests for this are becoming more frequent. After discussion, Tom stated he would reach out to other Townships, primarily those who are having more development/more requests for this access, to determine how they are handling these requests/how much of a fee they are charging. Trustee Searle noted the Township would need to get authorization from the Prosecutor’s Office before this action would be taken.

Arbaugh Tree Service: Tom had spoken with Gary at Arbaugh Tree Service and got a quote of \$3,000 to take down dead trees on both Sterling Drive and also Rainbow Drive, east of Route 158. Trustee Cotner made a motion to pay Arbaugh Tree Service \$3,000.00 to do work on Sterling Drive and Rainbow Drive; Trustee Kosch seconded the motion.

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

Tom noted he had the estimate available for the Board to review.

Trustee Kosch raised the issue of the new truck, and taking a percentage of money from the cemetery fund. Tom reported he had discussed this with Fiscal Office Kull multiple

RECORD OF PROCEEDINGS

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

November 25, 2024 - Held 6:00 PM

times recently. Lengthy discussion ensued as to the balance of the cemetery fund and how it does or does not increase. Tom stated he did not feel it was a good idea to take money from the fund. Trustee Kosch raised the past practice of adjusting funds to cover activity of the road vehicles and equipment, and use with the cemetery functions; he noted the Township needed to be prepared in case there were any audit questions related to this fund. Fiscal Officer Kull stated she could reach out to the Auditor's Office to further investigate this. If they feel the funds need to be adjusted, she'll work on gathering the specific information from Tom to determine what percentages would need to be adjusted/moved.

FIRE DEPARTMENT: Chief Brad Smith presented the following business:

Grants: Five different grants are being worked on at this time:

- Fire Marshall Grant - two grant
- BWC Grant
- FEMA Grant - the largest grant
- ODNR Grant which just opened another one today

Station Damage: The Department continues to wait on estimates on the damage.

Safety Council Meeting: Chief Smith reminded the group of this meeting next Tuesday.

Trustee Searle stated the Turkey Supper was good; Chief Smith noted all went well and it was well-attended.

Trustee Cotner had spoken with Chief Smith about how to get mailers printed to be sent to the Township to raise awareness and attendance at the Land Use Plan meetings. The cost would be \$1,400-\$1,500.00. This would be in addition to using the Township website and social media. Fiscal Officer Kull stated she would need to review the funds in order to pay for this. Chief Smith noted that ads through Facebook could also be purchased for a slightly decreased cost, and geo-located to the citizens of Greenfield Township area. Discussion continued regarding the details of how to get these mailers drafted and what information to include. Chief Smith also gave an example of a QR code that could be used to gather information to be included in a database. Elizabeth McNeese pointed out that the QR code could be included on the mailer, and noted that the typical demographic of the Facebook users are people in their 30's to 40's. Fiscal Officer Kull stated she and Chief Smith would work together to determine the information, QR code and other options that could be included on the mailer, and provide a draft to the Board for any revisions. She will also check on pricing for printing through Office Max.

The group went on to discuss the scheduling of the next meeting for Land Use discussions, so this information can be included on the mailer. It was determined the meeting will be scheduled for Monday, January 6, 2024 at 7 p.m. at the Firehouse.

RECORD OF PROCEEDINGS

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

November 25, 2024 - *Held 6:00 PM*

FLOOR:

David Bichard was the first speaker. He asked for clarification about the tanker truck replacement for the Fire Department. Chief Smith stated the FEMA grant would be approximately \$520,000.00, if received, which would leave the Department paying approximately \$30,000.00; however, he noted the entire US would be in competition for this grant. The other truck which was already built is spoken for at this time.

Elizabeth and Mike McNeese were the next speakers. They stated they lived on Mount Zion Road and have a driveway where the school bus typically turns around each day. They noted the Arbaugh Tree trucks were parked where the bus turns around, since they are conducting tree work on the road, and they wanted to know if they would be parked there tomorrow. Tom Shafer indicated they should not be parked there tomorrow; the tree work should be completed.

Bart Overly was the next speaker. Mr. Overly provided a handout to the Board and stated Zoning Inspector Jeff Williamsen had already seen this information. Mr. Overly stated he was with Blostein Overly Architects who are working on a proposal to do some development on Old Columbus Road. He reported they will be meeting with the Fairfield County RPC at the beginning of December, as well as meeting with the Greenfield Township Zoning Commission in December. He noted the site is six sites that are contiguous and total about 30 acres along Old Columbus Road. The proposal is to develop this as a PUD with variances, with a total of 36 units. He noted a portion of the 30 acres is limited to the land along the road, and there is a protected wetland area which comprises about 24 acres of the site which will continue to be protected, and will not be developed. The project is a multi-family project of two-bedroom, two and a half bath townhomes with terraces that will overlook the wetlands. He went on to review the Greenfield Township zoning, noting one small parcel is R3; the remainder of the parcels are R1.

FROM THE TRUSTEES:

Trustee Searle presented the following business:

- An email was received from a Hocking Township Trustee asking Greenfield Township to join forces with them in opposition of the Eastern Cottontail Solar project. The Board was in agreement that they would support Hocking Township. Trustee Searle asked Jeff Williamsen to take the lead on this, and asked him to find out what Hocking Township wanted the Board to do. It was recommended to ask them to send a letter or email so it can be printed on Greenfield letterhead and the Board can sign it.
- There was a question from a resident regarding the Trustee Meeting minutes not being up to date on the Township website. Fiscal Officer Kull explained this had gotten behind when she was out sick, in addition to other issues happening, and there were two months worth of meetings missing; however, there has been a new procedure put into place, so the minutes can be sent to WebChick to be posted by the

RECORD OF PROCEEDINGS

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

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- end of the week after approval at each Trustee Meeting.
- NCA and CEDA: Trustee Searle raised the issue of whether or not the Township needed to proceed with a Land Use Plan, based on the potential development of an NCA and CEDA with the city of Lancaster. These agreements would establish boundaries and layout the areas of the Township that would be unavailable for annexation to the city of Lancaster. It was noted that Fairfield County has a Comprehensive Plan that the Township could adopt, as they have amended their plan which now aligns more closely with what the Township wants to see.

Trustee Cotner raised the issue of the Rescission of the Resolution regarding the referendum about marijuana sales. He noted if the resolution is rescinded, the Township can get a host community assessment, which could bring \$80,000.00 to the Township, in addition to the 3.6 percent sales tax. Trustee Searle had not reached out to Amy Brown-Thompson, but will do so in preparation for the next Trustee Meeting. It was noted the current resolution would need to be rescinded, and a new resolution presented for approval to reflect the new stance of the Board on the issue. Fiscal Officer Kull stated she would need to get the information from Amy for the resolution.

With no further business to come before the Board, Trustee Kosch made a motion to adjourn; Trustee Cotner seconded the motion.

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

The meeting adjourned at 7:28 p.m.

2 copies for records
Kurt Searle
Dan Cotner

Jessica Kull

	2024	2025	2026	2027	2028	2029
Med Mutual						
Single	\$1,079.69	\$882.95				
Two Adults	\$2,373.00	\$1,940.18				
Single and Children	\$1,941.21	\$1,578.16				
Family	\$3,235.22	\$2,644.99				
Delta Dental						
Subscriber	\$27.79	\$31.56				
Subscriber & Spouse	\$52.12	\$59.19				
Subscriber and 1 Child	\$52.12	\$59.19				
Family	\$91.09	\$103.45				
VSP						
Member	\$9.21	\$9.21	\$9.21	\$9.21	\$9.21	\$9.21
Member + One	\$18.43	\$18.43	\$18.43	\$18.43	\$18.43	\$18.43
Member + Children	\$29.66	\$29.66	\$29.66	\$29.66	\$29.66	\$29.66
Family	\$29.66	\$29.66	\$29.66	\$29.66	\$29.66	\$29.66
Benestar						
Kent, Gina, Dave						
Age 65-69	\$183.28	\$207.63				
Age 70-74		\$229.33				
Donna (as of 1/27/25)						
Age 75-79	\$255.61	\$282.12				
Age 80-84		\$314.10				
Age 85+		\$350.11				
all members	\$3.83	\$3.83				
MedMutual Life						
Basic Life (\$50k)	0.59 per \$1000	0.59 per \$1000				
Basic AD&D (\$50k)	0.02 per \$1000	0.02 per \$1000				
Dependent Life	\$2.17	\$2.17				
Short-Term Disability (\$40k)	0.66 per \$10	0.66 per \$10				