

Greenfield Township Zoning Commission

Hearing Minutes

Tuesday, November 29, 2022

- **Call to order**

The Hearing was called to order by Jeff Zech, Chair, at 6:00 p.m. on November 29, 2022, at the Greenfield Township Firehouse 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

Tom Erlenwein, Greenfield Township Zoning Inspector

Guests: Scott Lines, Caleb Aumen, Kim Pool, Larry Lifer

- **Topic: Scott A. and Bethany L. Lines Property - Accessory Building Proposal – 3600 Havensport Road NW, Carroll, Ohio, Greenfield Township – Parcel Number 0130039515**

Scott. Lines: He gave a presentation about his building request at the front of his property, which is currently non-conforming. He presented a business drawing and plans. This a building (70 X 90) for his generator business, including storage and office space. There is an existing building also at the front of the property. Zoning needs to change from Residential (R-1) to Planned Rural Business (PRB). There is no residence on the property. Previous conditional use was denied since there was never a residence. There is water/sewer present. The rear of the property is in a flood plain. Property has been owned for approximately five years. He states his neighbors are in support of his proposal.

Caleb Aumen – Friend: Sworn in to speak. He stated support of the Lines proposal.

Kim Pool - Neighbor: Sworn in to speak. He stated support of the Lines proposal. He stated Mr. Lines currently keeps the property in very good condition. He believes that there will not be excessive noise or disruption. Asked for clarification on the zoning code for Planned Rural Business.

Larry Lifer – Offered opportunity to speak, however Mr. Lifer declined.

- **Discussion**

Tom Erlenwein, Greenfield Township Zoning Inspector, reviewed the PRB code. He believes Scott Lines' proposal would be permissible based upon expansion of current business. This also appears to be within reason considering expansion limit for accessory buildings.

Jeff Zech commented that this is unique situation for careful consideration.

The Commission continued discussion of the PRB zoning code and its applicability to this proposal.

Patrick Callahan made a motion to accept Scott Lines request to change from R-1 to PRB; Jack Barr seconded the request. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, no. Motion carried.

Jeff Zech, Zoning Commission Chair, stated he would prepare the required approval recommendation letter and proceed to submit to the Greenfield Township Trustees.

The Commission thanked everyone for their time and attendance.

- **Next Greenfield Township Zoning Commission Public Hearing**

None scheduled at this time.

- **Adjournment**

Jack Barr made a Motion to adjourn the Meeting; June Queen seconded the Motion. Vote was taken: Patrick Callahan, yes; June Queen, yes; Jeff Zech, yes; Jack Barr, yes. The Meeting was adjourned at approximately 6:27 pm.

Decision by the Commission to cancel the planned Regular Meeting (to follow this hearing) due to no new business to discuss.

Respectfully Submitted By: June Queen, Commission Secretary