

Greenfield Township Zoning Commission

Meeting Minutes

Tuesday, December 10, 2024

- **Call to order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on Tuesday, December 10, 2024 in 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 - not present
David Delong
Jack Barr
Kim Wickham, Alternate - not present

Jeff Williamsen, Zoning Inspector

Jeff Zech opened the meeting.

Meeting Minutes from November 14, 2024 were reviewed by the Commission. Dave Delong made a Motion to approve the Meeting Minutes; Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, yes; Jeff Zech, yes; Jack Barr, yes; David Delong, yes. Motion approved.

- **Old Business**

R1 increase in acreage to 2 acres

Jeff Williamsen reported of the Approval of the RPC minutes that contained their comments on approval to increase R1 acreage from 1.5 acres to 2 acres minimum.

Jack Barr made a motion to hold a public hearing on January 14, 2025 for the increase in minimum acreage; Patrick Callahan seconded the motion. Vote was taken; Patrick Callahan, yes; Jeff Zech, yes; Jack Barr, yes; David Delong, yes. Motion approved.

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

Inspector Jeff Williamsen provided the commission members with a copy of a new form and fee associated with it. Mr. Williamsen stated that he has been requested by realtors to analyze properties for zoning issues associated with them. Mr. Williamsen created a document for realtors to fill out for him to answer these inquiries, with a fee of

\$150. The Greenfield Township Trustees approved of the new form and fee, it is now an official form and fee required to have this procedure completed.

Jeff Williamsen stated that RPC has a model zoning code and that he will send it out to zoning commission members. Jeff Williamsen stated that RPC is willing to meet with the zoning commission in person to go over their model zoning code. Jeff Zech stated that at the next regular zoning commission meeting, the commission can come up with a date to hold the meeting with RPC.

Jeff Williamsen introduced Bart Overly with Blostein Overly Architects. Mr. Overly was in attendance to provide an overview of the proposed Uplands Townhouses - Old Columbus Road: Involves PID 0130053700, 0130053760, 0130053781, 0130053782, 0130053783, 0130053780 for a total of 28.3 acres. Mr. Overly provided the zoning commission with a comprehensive overview of the proposed development of the parcels.

Zoning Commission member David DeLong excused himself from the meeting at approximately 6:30 pm.

Other Business

None

Next Greenfield Township Zoning Commission Meeting

The next Regular Public Meeting is planned for Tuesday, January 14, 2025 at 6:00 pm at the Greenfield Township Fire Department Meeting Room. A Regular Meeting will be held immediately after the Public Meeting.

Jack Barr made a Motion to adjourn the Meeting; Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, yes; Jeff Zech, yes; Jack Barr, yes. Motion approved. The Meeting was adjourned at approximately 6:45 pm.

Respectfully Submitted By: Jeff Zech due to the absence of June Queen, Commission Secretary.