



City of Greenfield  
7738 Commerce Circle  
Planning Commission Regular Meeting Minutes  
November 12, 2024  
7:00 p.m.

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1. **Call Meeting to Order**

Chair Perry called the meeting to order at 7:00 pm

2. **Pledge of Allegiance**

The pledge was recited.

3. **Roll Call**

Commissioners present: Jeska, Jones, Perry, Alholinna

City Staff Present: City Planners Brad Scheib and Kendra Ellner, and Zoning Administrator Daniel Van Holland

4. **Approval of Agenda**

**MOTION** to approve by Jeska, seconded by Alholinna. All voted in favor. The motion carried 4-0

5. **Approval of Minutes of the October 08, 2024, Planning Commission Meeting**

**MOTION** by

6. **Conditional Use Permit for 5960 Town Hall Drive**

Van Holland briefly reminded the Commission of the request for a public riding stable in the rural residential district, brought to the Commission in October for discussion, and outlined the conditions for approval. Applicant Melissa Lund provided further information on the request.

**MOTION** to open the public hearing by Jeska, seconded by Alholinna. All voted in favor. Motion carried 4-0. The public hearing was opened at 7:05 p.m. No comments were received. Van Holland stated no comments had been received prior to the hearing.

**MOTION** to close to the public hearing by Alholinna, seconded by Jones. All voted in favor. Motion carried 4-0. The public hearing was closed at 7:07

**MOTION** to recommend approval of the request to the City Council by Jones, seconded by Jeska. All voted in favor. The motion carried 4-0.

7. **Proposed Amendment to the Zoning Code/ADU Ordinance**

Ellner presented the proposed ordinance and corresponding processes. Jones asked for clarification on language and on the violation and penalty language and process. Staff stated they will add a section on violations.

**MOTION** to open the public hearing by Alholinna, seconded by Jones. All voted in favor. Motion carried 4-0. The public hearing was opened at 7:24 p.m. No comments were received.

**MOTION** to close the public hearing by Jones, seconded by Jeska. All voted in favor. The motion carried 4-0. The public hearing was closed at 7:25 p.m.

**MOTION** to recommend approval with amendments to make "units" "unit" in Section 3.(N).(3).(c) and to expand Section 3.(N).(4) to add a violation and enforcement procedure, by Jones, seconded by Jeska. All voted in favor. The motion carried 4-0.



8. **General Updates**

Scheib provided updates to the Commission on the Crow Pit gravel operation's EAW and the forthcoming CUP, on right-of-way acquisition plans for the Commerce District Study, on the upcoming cannabis ordinance, and on sketch plan applications received by the City. Jones inquired if Commissioners have comments regarding the EAW, can they submit them. Scheib answered that, as a citizen, they can provide comments on the EAW. Perry asked for some clarification on the EAW process, which Scheib provided. Perry inquired about City liability should any pollution occur at Crow Pit. Scheib stated that the City would not be liable. Alholinna asked if there is an update on the vacant seat. Van Holland stated that no applications have been received.

9. **Adjourn**

**MOTION** to adjourn by Alholinna, seconded by Jeska. All present voted in favor. Motion carried 4-0. The meeting was adjourned at 7:42 p.m.

Attest: Daniel Van Holland, Zoning Administrator

Chair Brek Perry