

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Public Hearing

January 5, 2026 - Held 6:00 PM

The Greenfield Township Trustees met for a public hearing at the Greenfield Township Firehouse. Trustee Cotner called the hearing to order, and then led those present in the Pledge of Allegiance. Jennifer Sitterley, Lonnie Kosch and Dave Cotner were present.

Trustee Cotner swore-in the participants who were presenting information or wished to speak at the hearing.

Bart Overly, architect, presented an update on the Overlands Project, noting the multiple redesign changes that have been made since March 2025.

They are requesting that the five existing lots to the south be rezoned to R3. They are proposing to lot split them again; 100 ft. of frontage along Old Columbus Rd.; each lot will have a single building with four townhomes with parking in the front. The front of the building would start 51 feet off of Old Columbus Road; two story building with a lower level walkout. Site data and floor plans were presented, as well as various other details of the building, site, etc. being discussed and clarified.

Various neighbors of the property and township residents expressed their concerns for the proposed plans and buildings being built on the property. Traffic, noise, fill-dirt/materials, road condition, as well as concerns for the wetlands, were all presented and discussed.

The Board then made their statements concerning the proposed and amended plan. Trustee Sitterley addressed the question regarding an NCA - New Community Authority - that could potentially be entered into with the property owner. The NCA is a neutral third party entity that is a public safety and service agreement addressing infrastructure and public health and safety concerns; these are two of the three criteria that the Board is allowed to make a decision on. The third factor is compatibility, and the project meets this condition. The terms must be agreed upon. Other aspects and questions regarding the NCA were discussed.

Trustee Cotner made a motion to have a continuation on the hearing to get the NCA pounded out, and get Nick and Bart's agreement with everything the Board wants to do with the NCA, and then another meeting will be scheduled and held.

Trustee Sitterley seconded the motion.

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

The Board then discussed the scheduling of the next meeting with the owner and developer to work on the terms of the NCA. The meeting was set for Monday, January 26, 2026 at the Firehouse at 6:00 p.m. A hearing will be scheduled after this meeting takes place. Trustee Sitterley clarified that seven members serve on the Board of the NCA, and they are appointed: three community members, one elected official, and three developer-appointed members; they are volunteer and unpaid.

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

ROLL CALL: Cotner: Yes Kosch: Yes Sitterley: Yes Motion Passed 3-0
The meeting adjourned at 7:08 p.m.