

# **Greenfield Township Zoning Commission**

## **Public Hearing Meeting Minutes – The Uplands**

Tuesday, January 28, 2025

- **Call to Order**

The Hearing was called to order by Jeff Zech, Chair, at 6:00 p.m. on January 28, 2025, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Hearing.

- **Roll Call**

The Chair requested a roll call of the Commission:

Jeff Zech, Chair  
Patrick Callahan, Vice-Chair  
June Queen, Secretary  
Jack Barr  
David DeLong  
Kim Wickham, Alternate – not present

Jeff Williamsen, Greenfield Township Zoning Inspector  
Nick Babamov, Property Owner  
Bart Overly, Blostein/Overly Architects  
Oakbrook Management Company Representatives

Guests: Chris Babamov Tara Hutson, Christin Plummer, Leanne Henry, Pam Delong, Carmen Stewart, Josie Montalvo, Dawn McCoy, Judy Brown, Donna Kosch, Lonnie Kosch, Will Burns, Stephanie Cusic, Mary Nibert, Sean Reeney, Karen Rooney, Rebecca Page, Scott Bessler, Dawn Wyne, Kim Root, E. Hunter, Dave Cotner.

June Queen informed all guests to sign in and to indicate desire to speak.

Jeff Zech opened the Hearing, welcomed guests, and explained the purpose of this hearing. He explained the Commission's role is to make a recommendation to the Trustees, and that the Trustees provide the final decision.

The property proposed to be rezoned is located at Old Columbus Road, Northwest, Carroll, Ohio, 43112. The parcel numbers for the address are as follows: 0130053700; 0130053760; 0130053781; 0130053782; 013005783 and 0130033780. According to the Fairfield County Auditor's Website acreage is as follows: 22.35 acre; 1.02 acre; 1.12 acre; 1.32 acre; 1.45 acre and 1.13 acre lots, respectively. Five parcels currently zoned R-1, and one parcel currently zoned R-3. The request is to rezone to Planned Unit Development District (PUD), residential construction – 36 townhouses and a 72-space parking lot.

Jeff Williamsen explained that on December 10, 2024, he was approached by the Nick Babamov (property owner) and Bart Overly, (architect) with request to rezone 6 (six) parcels. The following document packets were provided for review:

- Exhibit A: Application and all information as required per zoning code, such as architect drawings, sketches, etc.
- Exhibit B: Announcement for this Public Hearing to consider rezoning to Planned Unit Development (PUD).
- Exhibit C: Wetlands Report – dated September 17, 2024.
- Exhibit D: E-mail communications received from community members.

Guests asked whether copies of exhibit documents could be obtained. Jeff Williamsen stated he would send via e-mail upon request: [zoning@greenfieldtp.org](mailto:zoning@greenfieldtp.org)  
Hard copies may be obtained at the Greenfield Township Office.

A resident commented that the property was formerly used as a dump site.

Bart Overly, Blostein/Overly Architects – Columbus, gave a slide presentation about The Uplands townhouse project, 30 (thirty) acres that runs along Old Columbus Road, very compact with the roadway. The plan is to develop the first 100 (one hundred) feet from the road. He explained that 8% (eight) of the site is being used with the remaining 92% preserved. One parcel is currently zoned R-3, and the others are zoned R-1. The request is for a PUD site plan with aim to follow R-3 – low density, multi-family development, 29 units per acre. Plan is for 36-38 units (maximum allowance), two unit and four-unit townhomes. Street frontage was presented. The townhouses will have private entrances with private roof terraces and walkouts. Exterior palette was also presented. He stated building materials will be higher quality. The development plan meets Fairfield County Planning Commission's flood plain building height requirement.

Patrick Callahan questioned permitted density and whether a variance will be required.

Jeff Williamsen explained that a PUD doesn't need to abide by the other zoning districts, however, it must follow the specific, approved project plan.

Patrick Callahan noted that the property owner's name is not on the application, which is required. Bart Overly stated this information will be added.

Jack Barr asked if there is plan for a retention pond for paved area runoff. Bart Overly explained he is working with civil engineers with plan for underground retention to allow slow release. He stated there will be no direct run off into the wetlands. He stated he is working with the Ohio Environmental Protection Agency (EPA). He stated he is collaborating with Greenfield Township Fire Department (GTFD) for safety considerations, such as required fire separation between units and fire suppression system according to Code. In order to proceed with any related project work, the PUD zoning approval is necessary.

## **Guests – indicated desire to speak (yes):**

*Guests who indicated desire to speak sworn in by Jeff Zech. He instructed guests of the 3 (three) minute time limit to allow ample speaking opportunity for all guests.*

- Tara Hudson – concerns with wildlife disruption, such as Sandhill Cranes and Bald Eagles. Also concerns with runoff.
- Christin Plummer - concerns with impact to trees, vegetation, and use of chemicals, insecticides, runoff, and light pollution.

*Bart Overly stated that the first 100 (one hundred) feet of the site off the road will be disturbed, which accounts for 8% of the project site. He stated he is required to work with the Ohio Environment Protection Agency (EPA) to develop a pre and post construction plan. Ohio native grasses and landscaping will be used.*

- Dawn McCoy – concerns with wetland disruption and runoff. She stated there was promise (unknown source) that there would be no further loss of wetlands when the Lancaster Bypass was constructed. She added this is a migratory stopping place, example the Trumpeter Swan.

*Bart Overly stated they are not building in the wetlands at all. He restated they plan to work with the EPA to follow their standards.*

- Judy Brown – concerns with wetland disruption and runoff. She states she has family residing next to the proposed project site. She has concerns about the narrow road and believes traffic will become more congested and dangerous.
- Donna Kosch – concerns there was not legal approval of the R-1 to R-3 zoning change that occurred at a zoning meeting in 2014. She stated that, as of this date, Josh Hilbury is showing only two building permits (#3721 and #3722) for the six properties. She stated there is no flood hazard building permit. She asked whether the townhouses would have basements or slab. She is concerned with the narrow road, no road lines, and heavy traffic. She has concerns regarding wildlife and runoff. She has concerns about building height and ladder truck access using GTFD's current equipment. She has concerns about the wildlife, wetlands, and flood plan.

*Jeff Williamsen responded this project is nowhere near permits for this process regarding the flood hazard building permit. He stated he will investigate the permit issue for the two, referenced parcels, however those parcels are not part of this townhouse project.*

*Bart Overlay responded the townhouses will have full foundations with basements. He has spoken with the GTFD Fire Chief, and the building height meets Code requirement. He stated exterior light fixtures are 'night sky approved' to minimize light disruption into the wetlands. There will be fire hydrants on the back side.*

- Will Burns – stated he is not representing Carroll Village Council. He stated the property owner has been a good steward of the land. He provided example of road salt runoff and believes it does not leach into the ground and impact vegetation and wetlands. He stated zoning should be what is good for the land, and if people want control of a piece of land, they should purchase it.

- Sean Reeney – concerns that traffic has increased since the bypass was constructed due to that portion of Old Columbus Road used as a shortcut. His primary concerns are safety related due to the narrow road and speeding. He stated the current road condition will not hold up to a further increase in traffic. He would like to see speedbumps installed.  
*Jeff Williamsen commented that Greenfield Township does not have their own police department.*
- Rebecca Payne – cited several examples of protected birds observed in the wetlands, such as Bald Eagles and Osprey. She has concerns with noise and lighting that could interfere with migration. She stated the property owner told her that three homes would be built. She has concerns townhouses will bring crime and drugs to the area. She has concerns about property tax increase and load on the school district. She states the property owner does not reside here (resides in North Carolina).  
*Nick Babamov responded he spends half time here, and his son went to Bloom-Carroll.*
- Karen Rooney – concerns regarding the neighboring daycare and library. She stated children are often present. She has concerns due to increased traffic and overall safety of the children.
- Scott Bessler – stated he resides directly next to the proposed project site. He stated the property owner told them he did not plan to build on this site.
- Kim Root – declined to speak
- E. Hunter – concerns with wetlands and traffic safety. He stated this portion of Old Columbus Road needs speed limit signage and speedbumps. He stated the current speed limit on an unmarked, country road is 55 mph. He stated that the general area should be valued more than what it is currently.

Jack Barr stated he has many concerns, such as water mitigation, fire hydrants, fire lane requirement, and the wetlands.

*Bart Overly answered questions about the spacing of fire hydrants and access to the back of the property. Fire hydrants are already installed and will be either respaced or added for this project. He stated discussions with the fire chief would continue.*

Jeff Zech proceeded with question-and-answer session.

Jeff Williamsen reported he discussed this project with Shawn Haughn, Bloom-Carroll Schools Superintendent. He stated Superintendent Haughn has no concerns due to, per formula calculation, only about 10 (ten) new students projected.

Jeff Williamsen discussed concerns about Old Columbus Road traffic and speeding issues. He plans to bring to the attention of the road supervisor. He noted that Greenfield Township could use more funds for road projects.

Nick Babamov introduced Carmen and Josie, two representatives from the property management company. June Queen asked for the name of the company: Oakbrook Management Company. The representatives stated they currently manage apartments

in Lancaster and Franklin County with a greater than 90% (ninety) occupancy rate. They stated the townhouses would be marketed to higher-end tenants of professional demographic, with income minimums for renters, and projected lease of \$2,000 per month.

Nick Babamov stated the townhouses are not Section 8, and not low income. He stated that the townhouses would generate the following, annual tax revenue: Bloom-Carroll Schools \$52,000, and Greenfield Township \$22,000.

Jack Barr made a Motion to continue discussion per subsequent Public Hearing. June Queen seconded the Motion. Patrick Callahan, Yes; June Queen, Yes; Jeff Zech, Yes; Jack Barr, Yes; David Delong, Yes. Motion Approved.

Jeff Williamsen explained that meeting public notices are posted a minimum of 14 (fourteen) days in advance (today's public hearing was posted 18 days in advance) in the following locations: Lancaster Eagle-Gazette, Facebook – Greenfield Township page, Greenfield Township Website, Carroll Post Office, Greenfield Township Fire Department bulletin boards (2), and the Greenfield Township Office bulletin board. Signage was also posted on the proposed project site property.

Jeff Zech explained that Zoning Commission Regular Meetings are the second Tuesday of each month at 6:00 pm. Donna Kosch asked whether the meetings start time could be changed to 7:00 pm. Jeff Zech responded this will be discussed in the next Commission meeting.

June Queen made a Motion to schedule the next Public Hearing for The Uplands project proposal on Thursday, March 6<sup>th</sup> at 7:00 pm at the Greenfield Township Fire Department Meeting Room. Jeff Zech seconded the Motion. Patrick Callahan, Yes; June Queen, Yes; Jeff Zech, Yes; Jack Barr, Yes; David Delong, Yes. Motion Approved. Jeff Williamsen to proceed with the public notices as required for a continuance.

- **Adjournment**

Jack Barr made a Motion to Adjourn the Hearing. Patrick Callahan seconded the Motion. Patrick Callahan, Yes; June Queen, Yes; Jeff Zech, Yes; Jack Barr, Yes; David Delong, Yes. Motion Approved.

Hearing adjourned at 7:38 pm

Respectfully Submitted, June Queen, Commission Secretary

February 11, 2025 – Minutes Approved

