

## RECORD OF PROCEEDINGS

*Minutes of*

**Greenfield Township Trustees**

*Public Hearing*

January 29, 2026 - Held 6:30 PM

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

Trustee Sitterley opened the hearing by giving the following information: Havens Limited Zoning Request: Parcel ID: 0150119820; address: 463 Pleasantville Road ,Baltimore, Ohio; Current zoning is R-1 rural residential; requested zoning is PRB - Planned Rural Business. Current status is the Zoning Commission has reviewed this request, and it is now coming before the Board of Trustees.

Trustee Sitterley went on to state the applicant's testimony would be first, and she asked all those providing testimony to be respectful; following the petitioner's testimony, the public comment time period will begin. Each participant will have three minutes in which to speak. She noted the Board was in receipt of a brief of opposition and many other communications. In the interest of time, the Board asked that the participants not repeat the exact same testimony multiple times; instead, it was suggested that a participant concur with prior testimony and add additional information. This can include stating the participant's name, completing the oath, and stating "I concur". Again, she asked participants to be respectful, and stated the three minute time limit would be held. She also stated that behavior that disrupts the hearing or intimidates the participants will not be tolerated; those who cannot participate appropriately will be asked to leave. She asked for cell phones to be silenced. Individual oaths will be applied to each participant so everyone is under oath.

Chris Wallace, counsel for the property owner, was the first speaker. After being sworn-in, he stated he was speaking regarding Case 43-2025 - proposed rezoning of 463 Pleasantville Road, from R-1 Rural Residential to Planned Rural Business. He went on to summarize how the request fits into the township zoning framework and planning considerations that guide the zoning process.

Jessica Stewart, property owner, was the next speaker. After being sworn-in, she proceeded to present the history, plan, purpose, goal and vision of the business she hoped to house and operate at the property under the Planned Rural Business designation. She noted she and her business partners were following the parameters and guidelines provided by the Township Zoning Resolution as well as the Board of Trustees. She stated some of her business partners and invested clients were in attendance to speak to the business plan, design and operation.

Bryan Dell of Triple Threat Canine was sworn-in as the next speaker. He reviewed his training and history in working with and training dogs, as well as noting he owned his own facility outside Baltimore, Ohio. He noted he trained for many local police and fire departments in and around the area, as well as many areas of Ohio, and also outside of the state to conduct search and rescue operations with canines. He reiterated the training at the site will primarily be with and for pet dogs, and stated occasionally police dogs will be on site.

Ms. Stewart and Mr. Dell confirmed the regular business would board approximately 10-12 dogs at a time. The most that would be on site for up to ten events per year would be 25 - 30 dogs at a time. They also confirmed the dogs would be out two at a time, one would be actively working and one would be secured until it was time to work. Ms. Stewart confirmed the areas where events would be held would be around the pool for a docksiding event; agility events would be

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held in an enclosed fence area. She also confirmed she had liability to take care of these events. Mr. Dell confirmed that the area for service trailers and campers in an earlier proposal had been removed from the plan; only boarding and training would take place on site. Ms. Stewart also confirmed the current zoning would allow most of the activities to occur; the benefit of the zoning change would be that it is controlled, and allows the Township to be part of the process, as well. She wants to be a good neighbor, and work with the Township and community, and have an approved plan. She confirmed the site plans the Board was reviewing were the current plans, and noted some things had already been pulled off, such as the dormitory housing facility. She noted the rest of the property map was greenspace and fenced yard, with one building. She confirmed she could update the site map, including parking areas, and provide it to the Board tomorrow. She confirmed she could proceed with her business with the current zoning as it stands.

The following participants (sworn in individually) spoke in opposition to the zoning change:

- Wes Campbell
- Christian Tencza
- James Campbell
- Danielle Keefer
- Kristin Bell
- Kathy Lewellen
- Jason Deloges
- Donna Kosch

Various neighbors of the property and township residents expressed their concerns for the proposed zoning change. The issues cited included noise, traffic, disrupting the rural area and charm of the community and not fitting into the current neighborhood, decreased property values, safety concerns for people, property and animals, pollution, drainage, and larger scale business in the future, among other concerns.

The following participants spoke in favor of the zoning change:

- Kirstin Rager
- David Brink
- Tracey Ford
- Bill Balantine

The participants cited the health, growth and safety of the animals who would be cared for and trained, and their participation in events held on the site, as well as the service animal training that would take place at the facility, which would support individuals who need a service animal. They also cited supporting small business in the Township.

Once all participants had spoken, discussion was held concerning the current plan, and the need for updated information and an updated site plan. Then, another hearing can be scheduled based on the most recent information.

Trustee Kosch made a motion to continue the hearing to get an update plan for development; seconded by Trustee Cotner.

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

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The Board then discussed the scheduling of the next hearing, in order to give the community time to review and respond. The decision was made to hold a continuance hearing on Thursday, February 26 at 6:30 p.m. at the Firehouse. Trustee Sitterley made a motion to schedule this hearing, with the updated plan to be received by the Zoning Inspector and the Board no later than Monday, February 2, 2026; seconded by Trustee Cotner.

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

Jeff Williamsen asked the participants to watch the News & Notices page on the Greenfield Township website. He will post updated information there.

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

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

The meeting adjourned at 7:50 p.m.