

Greenfield Township Zoning Commission

Public Hearing Minutes

Wednesday, April 2, 2025

- **Call to order**

The Public Hearing was called to order by Jeff Zech, Chair, at 6:00 p.m. on April 2, 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

Lonnie Kosch, Trustee

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

Guests (signed in): Will Burns, Nick Babamov, Chris Babamov, Rebecca Page, Scott Beesler.

Jeff Zech explained that the purpose of the Hearing is to discuss rezoning request of two parcels 0130053721 and 0130053722 - address 0 Old Columbus Road - current District is Rural Residential (R-1) with request to rezone to Desired District of Highway Business (HB).

Jeff Zech informed guests to remain on topic and reminded them that the Commission's role is to make a recommendation to the Trustees based upon the Zoning Code. The Trustees will conduct a public hearing and make the final decision. He reminded guests to conduct themselves respectfully.

Jeff Williamsen presented an overview of the rezoning request. He explained that the newer HB District is the same as the grandfathered B-1. He stated this rezoning request is not out of character for the area. The Regional Planning Commission (RPC) agreed with the rezoning request. It was determined that HB would be the best fit for the rezoning of these parcels. He provided a copy of the documentation package for this rezoning request to the Zoning Commission with copies available to guests.

Nick Babamov explained his reason for the rezoning request. He currently has a shopping center and office retail on his other parcels and wants to continue to put

similar structures on the two parcels being discussed today. The two parcels are vacant. Eventually, he wants to combine all parcels into one.

Jeff Zech explained that B-1 is a legacy zoning classification, which transitioned over to HB several years ago. He explained B-1 is exactly the same as HB. He reminded guests that these two parcels are unrelated to Mr. Babamov's recent PUD request.

Jeff Zech invited guests to speak and were sworn in.

Guests – indicated desire to speak (yes):

- Will Burns-stated the parcels are currently vacant. He believes it is not an issue to rezone and would be a good use of the property.
- Rebecca Page-concerned, "At what point do we stop (building) on this road?" She is concerned with incoming businesses and tenants. She is concerned properties are mismanaged. She is concerned with the well-being of current residents. Nick Babamov explained he has owned and taken care of these properties for over 25 years with the intention of development, and that time has come. He commented that Ms. Page moved into the area approximately 2 (two) years ago. Ms. Page asked Mr. Babamov to please consider residents' concerns.
- Scott Beesler-withdrew decision to speak.

Jeff Zech quoted ORC 5321.04. He stated the landlord may be unaware of nefarious activity occurring at a business, Since 24-hour notice by the landlord is required prior to inspection of a property, illegal activity could be quickly concealed.

Guests asked for questions, feedback, and need for further discussion. None voiced.

No further discussion or concerns voiced by the Commission.

Jack Barr made a Motion to recommend rezoning of two parcels 0130053721 and 0130053722 - address is 0 Old Columbus Road – to rezone from Rural Residential (R-1) to Highway Business (HB). David Delong seconded the Motion. Vote was taken: Patrick Callahan, Yes; June Queen, Yes; Jeff Zech, Yes; Jack Barr, Yes; David Delong, Yes. Motion Approved.

Jeff Zech will compose the recommendation letter and submit to the Trustees.

There was no other business to discuss for this Public Hearing.

Patrick Callahan made a Motion to adjourn the Hearing. June Queen seconded the Motion. Vote was taken: Patrick Callahan, Yes; June Queen, Yes; Jeff Zech, Yes; Jack Barr, Yes; David DeLong, Yes. Motion Approved.

Hearing adjourned at 6:21 pm.

Respectfully Submitted, June Queen – Commission Secretary