

Greenfield Township Zoning Commission

Regular Meeting Minutes

Tuesday, March 11, 2025

- **Call to Order**

The Meeting was called to order by Jeff Zech, Chair, at 6:00 p.m. on March, 11, 2025, at the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited at the opening of the Meeting.

- **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

Guests: Nick Babamov, Chris Babamov, Bart Overly, Beth Blostein, Valerie Bassett

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

Jeff Zech opened the Meeting and welcomed guests.

Jeff Zech requested Commission review of the Minutes of the previous Meeting held on February 11, 2025. There were no revisions or corrections. Jack Barr made a Motion to approve the Minutes. Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; June Queen, Yes; David Delong, Abstained. Minutes Approved.

Jeff Zech requested Commission review of the Minutes of the Public Hearing held on March 6, 2025. There were no revisions or corrections. Patrick Callahan made a Motion to approve the Minutes. Jack Barr seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; June, Yes; David Delong, Yes. Minutes Approved.

- **Old Business:**

Nick Babamov addressed the Commission with request to discuss concerns from the recent Public Hearing for The Uplands townhouses rezoning request. He asked when hearing minutes would be available online. June Queen responded that after minutes

are approved, they are posted to the Township website within the next day or two. Nick Babamov thanked the Commission for the opportunity to speak and wanted to respond to personal comments made at the recent public hearings. He stated he is a responsible property owner and has successfully owned and managed apartments for 25 years without incident. He stated he takes this responsibility seriously by thoroughly vetting all renters for criminal history and financial responsibility. He stated he owns multiple properties within Greenfield Township, both residential and commercial. He stated he splits his time between Ohio and North Carolina, and that his ties to this community are strong. He stated he believes The Uplands townhouse development will enhance the community. He stated intent to properly manage road damage and commented that this portion of Old Columbus Road is not heavily trafficked and supports reducing the speed limit to 35 mph. He stated he does not believe the project is broadly opposed, based upon attendance at the two public hearings. He stated this project aligns with township growth while respecting character. He provided a copy of his presentation to the Commission for inclusion with the meeting minutes. Jeff Zech reiterated that we have to follow the Code, and that Commission decision is a recommendation to the Trustees. Nick Babamov stated understanding of the process.

In regard to the recent massage therapy business issue, Nick Babamov stated that his other tenants and customers had no idea anything illegal was going on at that business.

(refer to attached letter from Nick Babamov included with these minutes)

Bart Overly announced that since the public hearing on March 6, they have responded to some of the comments and made changes based upon Code requirements and community concerns. He reported they received an e-mail today from the Army Corps of Engineers with the wetlands designation. He presented the following site plan modifications:

1. Created playground area and access to the existing Walking Trail, adding 6.2 (six point two) acres of developed open space.
2. Eliminated one of the four-unit buildings = 32 townhomes plus the 2 accessible flats.
3. Eliminated one driveway/entrance.
4. Addressed roof terraces and neighboring homes privacy issues. Moved the closest unit further away from the nearest property and simplified roofline ends with wall higher on the ends. View is out toward the wetlands or out to the street.

Patrick Callahan asked where deliveries, such as Amazon, will pull in and park, He asked if the trucks would block the road and traffic. Bart Overly stated there would be signage to direct deliveries to the rear of the development.

Jack Barr asked whether there was decision about sprinkler heads installed in the garages. Bart Overly stated this is not a huge cost, and Nick Babamov agreed to include the sprinkler system in the garages.

June Queen asked if any of these updates may resolve or alleviate the nighttime headlight glare concern voiced by neighbors. Bart Overly reiterated they have eliminated one of the driveways. This is not in direct line of sight of the house of concern.

Bart Overly and Nick Babamov stated they plan to attend the regular Trustee Meeting scheduled for March 12, 2025.

Jeff Zech thanked them for their attendance. The Commission stated appreciation for their quick response to Code and community issues.

Commission Meetings – Start Time Change Request

Jack Barr voiced opposition to the Commission's recent change of Public Hearing start time to 7:00 pm. He stated that for 12 years it has always been as 6:00 pm and should remain that way without need to pacify a few complaints. Jeff Zech stated concern that the hearings could run late into the evening. Patrick Callahan stated that many of the people who attend the meetings are retired. June Queen reminded the Commission that this issue was discussed and voted on at the previous Regular Meeting. Jack Barr stated he remains opposed to the change.

Jack Barr made a Motion to change the Public Hearing start time back to 6:00 pm. Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; June Queen, Yes; David DeLong, Yes. Motion Approved.

Babamov Permit 76-2024 – Zoning Request Change

The Commission again reviewed and discussed rezoning change request for 2 (two) Parcels: 0130053721 and 0130053722. Address is 0 Old Columbus Road. Current District is Rural Residential (R-1) with rezone request to Desired District of Highway Business (HB). Jeff Zech confirmed receipt of the Regional Planning Commission (RPC) approval on this request. Nick Babamov stated his plan for this property as business, warehouse. He eventually wants to combine these parcels.

Nick Babamov mentioned there is a third parcel zoned as B-1, which are side-by-side with the two parcels (noted above). He would eventually like all three parcels combined into one. Jeff Williamsen stated he would need to check with Regional Planning. Nick Babamov to provide an e-mail request to Jeff Williamsen. Patrick Callahan recommended Mr. Babamov contact the Fairfield County Auditor's Office for guidance.

June Queen made a Motion to set a Public Hearing date for the rezoning change request for Parcels 0130053721 and 0130053722. Address is 0 Old Columbus Road. Current District is Rural Residential (R-1) with request to Desired District of Highway Business (HB). Patrick Callahan seconded the Motion. Vote was taken: Patrick Callahan, Yes; Jeff Zech, Yes; Jack Barr, Yes; June Queen, Yes; David DeLong, Yes. Motion approved.

Jeff Williamsen stated he would schedule the Hearing and post public notices.

Updated Zoning Code

Patrick Callahan stated he will send the Word version of the new Code to Jeff Williamsen. Jeff Williamsen stated he will provide the Commission and Trustees copies of the new version. June Queen asked Jeff Zech if had talked to a Trustee about the signature page question posed during the Regular Meeting last month. Jeff Zech said he did not and will contact Trustee, Kent Searle.

- **New Business:**

Agricultural Exemption

The Commission discussed need to review and update the Code to ensure it aligns with the Ohio Revised Code. Jeff Williamsen stated there has been a recent request where agricultural exemption is in question.

Jack Barr suggested reviewing and updating the Code to include fire sprinklers below inhabited dwellings and above second floor that is habitable for residential and commercial buildings. Patrick Callahan commented more people are charging cars in their garages.

Jack Barr asked about current Code for shipping containers. June Queen commented that this is addressed in the updated Code.

- **Zoning Inspector Update:**

Jeff Williamsen mentioned recent request for to use an existing pole barn (no plan for kitchen) for wedding venue rental.

Jeff Williamsen reported that Holly Mattei rescheduled her Commission visit to the next regular meeting.

Jeff Williamsen stated that he will notify the Trustee of our decision to keep Regular Meeting and Hearing start times at 6:00 pm.

- **Next Meeting**

Public Hearing for Babamov Permit 76-2024 – Rezoning Request Change for Parcels 0130053721 and 0130053722 from R-1 to HB to be scheduled for Wednesday, April 2, at 6:00 pm.

Regular Meeting scheduled for Tuesday, April 8, 6:00 pm at the Greenfield Township Fire Department Meeting Room. Regular Meetings are slated for the second Tuesday of each month.

- **Adjournment**

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

The meeting was adjourned at 7:00 pm.

Respectfully Submitted, June Queen – Commission Secretary