

RECORD OF PROCEEDINGS

Minutes of

Greenfield Township Trustees

Public Hearing

April 10, 2025 - Held 7:00 PM

The Greenfield Township Trustees met for a public hearing at the Greenfield Township Firehouse. Trustee Cotner asked those in attendance to be sworn-in, in case anyone wished to speak. The swearing-in was conducted by Zoning Inspector Williamsen. Trustee Cotner called the meeting to order and led those present in the Pledge of Allegiance. Dave Cotner, Lonnie Kosch and Kent Searle were present.

Trustee Cotner opened the meeting and asked that old issues not be revisited, as well as not addressing the upcoming Trustee Public Hearing scheduled for April 28, 2025. He noted that anyone wishing to speak would have three minutes to do so. He read the following information for the hearing: "The purpose of the hearing was to evaluate zoning application 75-2024 for a planned unit development submitted by Blostein/Overly Architects, and owner, Nick Babamov. The proposed development is located on Old Columbus Road, involving six parcels, for a total of approximately 30 acres. Previously, a hearing was held January 28 and March 16 by the Greenfield Township Zoning Commission, where the recommendation was to deny the application based on failure to comply with Section 36-04 Paragraph C - Open Space Requirements. Since then, the application has submitted an amendment that would seem to satisfy that requirement".

The floor was then opened and several residents were given the opportunity to speak, as well as Nick Babamov, property owner, and Bart Overly, architect. Mr. Overly explained in detail the timeline of the project, with the dates of meetings with the Greenfield Township Zoning Commission, Fairfield County Regional Planning Commission, and Greenfield Township Fire Department, as well as giving the details of the two divergences that were requested. Jeff Williamsen, Zoning Inspector, and Trustee Cotner went on to explain the divergence which is similar to a variance; it is an adjustment to the requirements in the zoning resolution. The Board can choose to allow the divergence(s) on the matter, allowing more houses per acre.

Discussion continued with Mr. Babamov and Mr. Overly explaining and answering questions about the project, including the dirt being brought in, the foundation and footer being built, the involvement with the Ohio EPA regarding water retention and drainage, as well as the civil engineer that has been employed for the project. The wetlands in the area were also discussed, as well as the traffic impact to the area, and a suggestion that they have a traffic study conducted.

Additional discussion took place regarding the Ohio EPA and the US Army Corps of Engineers and their involvement and oversight in the development, as well as the walking path and how that would be developed and enhanced.

Trustee Searle raised various concerns about the open spaces, the path/trail, and the divergences for increasing the PUD development standard for residential unit density from 1 unit per 1.5 acres to 1.14 units per acre and the fact that this is being done on approximately just 2.25 acres of the proposed 30 acre development, and the PUD setbacks. He also noted the development plan needed to be updated

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After lengthy discussion about various aspects of the plan that need to be clarified, the following points were noted by the Board:

- dirt compaction; an engineer to show the plan for foundation
- traffic study
- wetland/flood plain check; US Army Corps of Engineers involvement
- the water run-off/EPA involvement
- the paperwork needs revised to show there are not 38 units; there are 34 units
- the surface of the trail needs clarification, and a better map to show the trail with the flood plain lines; show that the trail maintenance will be done by the property owner
- update the number of driveways, and clarification on the parking spaces
- move the building to the south approximately 23 feet
- remove the request for the setback divergence

More discussion was held, after which Trustee Kosch made a motion to do a continuation for April 24 at 7:30 p.m. at the Firehouse; Trustee Cotner seconded the motion.

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

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

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

The meeting adjourned at 8:12 p.m.