

## RECORD OF PROCEEDINGS

*Minutes of*      **Greenfield Township Trustees**      *Continuance - Public Hearing*  
*April 23, 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: Application from Bart Overly regarding five parcels on Old Columbus Road NW, Carroll, Ohio 43112; Current zoning is R1 Residential; Requested zoning is R3 Urban Density Residential. The status of the hearing is a continuation of a January 5, 2026 hearing that was continued to March 9, 2026. The March 9 hearing was cancelled and continued again because an agreement was not in place at that time.

Trustee Sitterley asked for respectful testimony from all public speakers; the petitioner will go first, and then public comments will be heard. She noted the Board had received many communications from the public prior to the hearing on this application. 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 comments. Additional information can be added, if desired. 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, and the hearing will proceed in their absence. She noted she will swear-in each participant who wished to speak. Each individual will state their name, repeat the oath as presented, and state "I do".

Bart Overly was the applicant and first speaker. After being sworn-in by Trustee Sitterley, Mr. Overly stated he did not have anything further to add from the January 5, 2026 hearing, and noted the TIF and NCA issues had been worked out with the Greenfield Township attorney. He asked for the Board's approval on the application.

Trustee Sitterley advised the attendees there was a copy of the proposed agreement at the table for review, as well as the resolution accepting the proposed agreement.

The next speaker was Jessica Kull. After being sworn-in, Ms. Kull commended Mr. Babamov for seeing this process through during multiple hearings, as well as confirming that he lived in the Carroll area, and was not an out of town developer. She addressed the various issues that had been raised and addressed, including road conditions, the wetlands area, the wildlife and growth/building occurring in the township. She noted she had reviewed the packet provided to the attendees, and encouraged the Board to move forward with approval of the application to rezone.

The next speaker was Rebecca Page. After being sworn-in, Ms. Page noted the parcels in the package had been categorized as wetlands, per the county auditor, and was home to wildlife. She cited the construction and damage from building on the parcels as having a negative impact on the cranes and other wildlife in the wetlands. She cited the value that wetlands have to the climate and the earth, as well as reminding the Board of what they want their legacy to be in their decision about this potential approval.

The next speaker was Dave Bichard. After being sworn-in, Mr. Bichard asked the builder to be cognizant of issues such as the hours during which the building would take place, the condition and treatment of the roadways, and being neighborly to those in the area and the township.

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Trustee Sitterley addressed a summary of the development agreement, including concerns with infrastructure, roads and wetlands; after two months of negotiating an agreement, a 30-year TIF has been proposed, which does not take anything away from the school district, as well as an NCA of 3 mills, noting the NCA would benefit the entire township; a TIF is localized to the development area.

Ted Atkinson was recognized and sworn-in by Trustee Sitterley. Mr. Atkinson questioned when the NCA was brought forth. Trustee Sitterley explained it did not exist; it would not exist until the actual agreement was done and in place. It was clarified that the developer is bound to act according to what the NCA Board (put in place after an NCA is created) decides on how the money from the NCA is used.

Will Burns was recognized by Trustee Sitterley. Mr. Burns asked for clarification on the NCA Board and what their role is, i.e. deciding on how money is collected and dispersed. The Trustees confirmed this was the case, with Trustee Sitterley noting this would be done within parameters, meaning it would need to benefit the township and the area. She specified the TIF is localized to the project area; the NCA dollars would benefit the township. Jeff Williamsen offered Mr. Burns a copy of the proposed agreement which was available to attendees.

A participant questioned how many parcels were on the application to be rezoned, and questioned the amount of units being built on the parcels. Jeff Williamsen explained that once the parcels are rezoned, the owner will split the parcels and create the right sized parcels to build the buildings; he pointed out the property lines on the map to illustrate this process. Bart Overly also clarified the line on the drawing which shows the existing parcels. The participant also asked how this can be voted upon when the application has six parcels. Mr. Williamsen explained that the property is currently zoned R1, so they are unable to split it due to zoning regulations for R1 property. He noted this is common practice, with individuals using the county website and the Lot Split program to request this action.

Trustee Kosch asked about any EPA violations and correction of the violations. Nick Babamov and Bart Overly responded that there were no EPA violations that had been cited, and Mr. Overly noted he had communicated with the Ohio EPA on numerous occasions on this project.

A participant asked if there was a fill before permit sought for the project, which comes from the Ohio EPA. Mr. Babamov responded that he was not aware of this type of permit, and had sought all necessary permits for the project. The participant also questioned the application changing names from Mr. Babamov to Bart Overly. Jeff Williamsen explained the PUD had been under Mr. Babamov's name, but when they re-applied to change from R1 to R3, Mr. Overly's name was on the application. It was noted this is common, with the builder representing the property owner.

Trustee Sitterley presented a motion to approve the request to rezone the parcel from R1 to R3 which will be Urban Density Residential; seconded by Trustee Cotner.

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

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Trustee Sitterley presented Resolution 2026-0423-01, making a motion to approve the resolution: A Resolution adopting and execution of a development agreement between Greenfield Township and Nik Babamov, which includes the development agreement before the Board; seconded by Trustee Cotner.

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

The Board signed the Resolution as presented, and also signed the development agreement as presented.

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

Additional discussion and questions were held among the attendees regarding a referendum and the process, as well as historical information about a referendum that had been attempted by the Village of Carroll. Jeff Williamsen noted there was no NCA created; there was a development agreement to include an NCA. It was also asked how long before an NCA would be created; Trustee Sitterley noted this would be up to the developer, and then they would need to go to the county commissioners.

At this time, Trustee Cotner asked that the discussion be continued among the participants, as the hearing had been adjourned.

ROLL CALL: Cotner: Yes      Kosch: Yes      Sitterley: Yes      Motion Passed 3-0  
The meeting adjourned at 7:03 p.m.