

## RECORD OF PROCEEDINGS

*Minutes of*      **Greenfield Township Trustees**      *Hearing*

### Hearing

July 15, 2021

*Held 6:00 PM – Greenfield Township Fire Department*

Greenfield Township Trustees held a zoning hearing at the Greenfield Township Fire Department. Dave Cotner, Lonnie Kosch and Kent Searle were present. Trustee Cotner called the hearing to order, and introduced Trustee Kosch and Trustee Searle. Trustee Cotner explained that public testimony would be received, and then a vote of the trustees would likely be taken at the conclusion of the testimony. Several community members were present (sign-in sheet attached).

Trustee Cotner led the group in the Pledge of Allegiance.

Trustee Cotner announced the applicant of the zoning application was BEW LLC/Siemer Properties, LLC. The purpose of the hearing is to receive public comment and proposed zoning amendment, changing the classification of the following property: Tax Parcel 0130050900 on Coonpath Road, currently zoned B1, to be changed to R3 – urban density residential district. Trustee Cotner asked all the participants who had signed in and wished to speak to stand and be sworn in.

The first speaker was Scott Wills, representing BEW, the buyer. He stated the buyer is requesting the zoning amendment from commercial to R3 for the purpose of developing an apartment community. They feel it is an ideal location due to the close proximity of the Fairfield Career Center, as well as being close to Memorial Drive. The complex will consist of 196 units, spread throughout seven buildings. The unit mix will include 64 one-bedroom units, 108 two-bedroom units and 24 three-bedroom units. It is similar to a project they have built in South Bloomfield, Ohio. The façade will be brick and siding. It will have a clubhouse with a pool, as well. They will work with local planning on the landscaping of the property. Mr. Wills noted this is the second project for the company in the state of Ohio. He stated they build quality, manage their own properties, keep their communities clean, and stand by their work.

The next speaker was community resident John R. Nungesser. Mr. Nungesser asked who pays for the infrastructure to the apartment complex, i.e. retention ponds, improvements to the roads, etc. Is there a tax abatement? If so, who pays for the tax abatement? He is concerned there will be an increase in taxes due to this project, with the land value being driven up. He also noted the traffic is already nasty on Coonpath Road and Election House Road. Mr. Nungesser stated he lives at the end of Rainbow Drive. He stated the rush hour traffic is particularly heavy. He asked how many retention ponds are going to be built, as he is concerned who will keep the kids out of the pond(s)? He then asked who owns BEW, LLC? He then asked why it is for sale; Mr. Wills responded he did not know, as BEW, LLC is the buyer. Mr. Nungesser reiterated that he cannot afford any increase in taxes that may occur due to this property being built, as well as his concerns about the increased traffic.

The next speaker was Andrew Stevenson. Mr. Stevenson stated he is a resident and president of the CPCO – Citizens for the Preservation of Carroll, Ohio – a public interest organization representing the 1,200 residents of the community. Mr. Stevenson then asked Mr. Wills if he was from BEW properties? Mr. Wills responded he is with AB Contracting, representing BEW. Mr. Stevenson asked if they currently owned the land; Mr. Wills

**RECORD OF PROCEEDINGS**

*Minutes of Greenfield Township Trustees Hearing*

**Hearing**

July 15, 2021

*Held 6:00 PM – Greenfield Township Fire Department*

responded they did not. Mr. Stevenson asked if Mr. Wills was an agent of the individual who owns the land; Mr. Wills stated he is not. Mr. Stevenson then asked that Mr. Wills’ testimony be stricken with respect to all relevant testimony provided concerning the property, as he is not the applicant, and therefore, is not the agent of the applicant. Mr. Stevenson continued by stating the property was initially acquired by Siemer Properties, LLC, in February 2014, and zoned as business. He noted they began selling parcels of the property in 2015, selling one acre to Sunbelt Rentals in July 2015. They also sold approximately 2.3 acres for the purpose of the building of the Dollar General Store. He noted they have taken steps to attempt to sell the property and currently have a sign posted in front of the land that says commercial. He stated they had attempted to do a PUD, but did not have sufficient acreage, because they had sold too much. He stated it is an established parcel for business purposes; it is located in a business district. He then reviewed the criteria the trustees are to follow to make a decision on the amendment, including the adjacent property is for business use, the effect on traffic and infrastructure, and the health, safety and welfare of the community. He closed by stating the proposal is against what the community is – a low density, rural community; agricultural in nature, and wish to remain that way. The impact on the increased taxes, traffic noise and pollution is not something that is consistent with the history of this community. He asked as a resident and on behalf of the members of the CPCO, that the Board of Trustees deny the request.

The next speaker was Danny Coleman. Mr. Coleman stated once a property is rezoned, it is a big deal. He asked that the Board take this matter seriously.

At this time, Trustee Cotner thanked all members of the community for attending the hearing and speaking on the matter. He then declared the hearing as closed; with no more public testimony to be taken during the deliberation. There were no further comments from Trustee Searle or Trustee Kosch. Trustee Cotner noted he felt the property should continue to be zoned as B1.

Trustee Cotner asked for a motion to grant or deny the zoning amendment. Trustee Kosch made a motion to deny the amendment. Trustee Searle seconded the motion.

*ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0.*

Motion to adjourn was made by Trustee Cotner; seconded by Trustee Kosch.

*ROLL CALL: Cotner: Yes Kosch: Yes Searle: Yes Motion passed 3-0.*

Meeting adjourned at 6:15 p.m.