



## **Greenfield Township Zoning Commission**

### **Hearing Minutes**

**Tuesday, November 25, 2025**

#### **Call to Order**

Chairman Jeff Zech called the public hearing to order at 6:05 p.m. in the Greenfield Township Firehouse Meeting Room. The Pledge of Allegiance was recited.

#### **Roll Call**

##### **Members Present:**

- Jeff Zech, Chair
- Patrick Callahan, Vice Chair
- Jack Barr
- David DeLong

##### **Members Absent:**

- Jill Maiher
- Kim Wickham, Alternate

##### **Staff Present:**

- Jeff Williamsen, Zoning Inspector

**Guests:**

- See sign in sheet
- 

**Hearing Agenda**

**Applicant:** Havens Limited / Greenfield Canine  
**Parcel ID:** 0150119820  
**Location:** 463 Pleasantville Road, Baltimore, Ohio  
**Current Zoning:** R-1 (Residential)  
**Requested Zoning:** Planned Rural Business (PRB)

Chairman Zech reviewed the procedures for providing testimony and then opened the hearing to the applicant.

---

**Applicant Presentation**

Chris Wallace, legal representative for property owner Jessica Stewart, provided opening remarks. Mr. Wallace addressed a document submitted by the Pleasantville Road Community Collective, stating it contained inaccuracies regarding the proposed use. He explained that the request is for a small-scale, dog-focused business consistent with the intent of the Planned Rural Business district, and not a high-intensity commercial operation.

Mr. Wallace stated that traffic and event frequency would be limited, dogs would be housed indoors with noise mitigation measures in place, and the facility would operate in a controlled, professional manner. He noted that concerns regarding “escape scenarios” do not reflect modern training and boarding facility standards. Mr. Wallace further stated that there are no environmental concerns, as waste would be managed according to standard protocols. He also noted that PRB zoning is not spot zoning, citing other PRB rezonings within Greenfield Township, and concluded by stating the Fairfield County Regional Planning Commission approved the rezoning request.

Jessica Stewart, property owner and applicant, stated that the proposed K-9 performance facility would be reasonable and beneficial to the community. She explained that PRB zoning is appropriate for the project and subject to township approval. Mrs. Stewart noted that most of the property would remain open with a natural landscape, activities would occur only during normal business hours, and all training would be conducted by certified professionals. She stated that the goal of the facility is to complement and enhance the surrounding community.

Brian Dell, owner of Triple Threat Canine and business partner of Mrs. Stewart, stated that his company is a professional canine training organization offering services ranging from obedience training to law enforcement training.

---

## **Commission Questions**

Chairman Zech opened the floor to commission questions.

Commission Member Jack Barr asked about the removal of a dormitory that had been included in the original proposal. Mrs. Stewart stated that the dormitory is no longer part of the current design. Mr. Barr also asked about timeframes for camper site usage, and Mrs. Stewart stated that camper use would be limited to event-related timeframes.

Chairman Zech noted that Greenfield Township currently has two canine facilities within the township and reminded attendees that any decision made by the commission would be a recommendation to the Township Trustees, not a final determination.

---

## **Public Comment**

Chairman Zech administered the oath prior to receiving public testimony.

The following individuals spoke in opposition to the proposed rezoning, citing concerns including but not limited to compatibility with the surrounding community, traffic, noise, environmental impacts, waste management, spot zoning, property values, and compliance with PRB guidelines and the Fairfield County Comprehensive Plan:

- Annmarie Quels (on behalf of George Beiter)
- Karen Tencza (on behalf of Kathey Lewellen)
- Karen Tencza (on behalf of Mike Lewellen)
- Marsha Smith
- Christina Hamilton
- Jason Desloges
- Jacquelyn Desloges
- Wes Campbell

- Josh Jensen
- Janet Campbell
- Melissa Bader
- Travis Young
- Janet McElroy
- Charles Hamilton
- Kristen Bell
- Jamie Bell
- James Campbell
- Christian Tencza
- Troy Walters
- Karen Tencza
- Danielle Keefer

Public comment was then closed.

---

## **Commission Action**

Vice Chair Patrick Callahan moved to vote on approval or disapproval of the proposed rezoning of Parcel ID 0150119820 from R-1 to Planned Rural Business. Chairman Jeff Zech seconded the motion.

### **Vote:**

- Callahan – No
- Zech – Yes
- Barr – No

- DeLong – No

**Result:** Motion carried for **Disapproval**.

---

## **Adjournment**

Jack Barr moved to adjourn the meeting. Patrick Callahan seconded the motion.

### **Vote:**

- Callahan – Yes
- Zech – Yes
- Barr – Yes
- DeLong – Yes

The meeting adjourned at 7:20 p.m.