

Greenfield Township Zoning Commission

Hearing Minutes

Tuesday, October 14, 2025

- Call to order

The Hearing was called to order by Jeff Zech, Chair, at 7:00 p.m. on October 14, 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:

Jeff Zech, Chair

Patrick Callahan, Vice-Chair

Jill Maiher

Jack Barr

Kim Wickham - Alternate

David DeLong - Not Present

Jeff Williamsen, Greenfield Township Zoning Inspector

Guests: Refer to sign in sheet

Havens Limited – Rezoning Request

Parcel ID: 0150119820

Address: 463 Pleasantville Rd, Baltimore, OH

Current Zoning: R-1 (Residential)

Requested Zoning: Planned Rural Business (PRB)

Summary:

Zoning Inspector Williamsen presented an overview of the current status of the rezoning application for Parcel ID 0150119820.

Chairman Zech reviewed the rules of procedure for individuals wishing to speak for or against the proposed rezoning and administered the oath to all attendees who intended to provide testimony.

Applicant Presentation:

Jessica Steward, owner of the property, addressed the Commission first. Mrs. Steward provided an overview of the proposed canine performance facility to be developed and operated on the property contingent upon rezoning approval. (For specific project details, refer to the submitted rezoning application.)

Inspector Willamsen inquired about anticipated overnight stays in the proposed campground area. Mrs. Steward stated she expects approximately 10 weekends per year during which trainers and students would camp on-site.

Vice Chairman Pat Callahan asked about noise mitigation measures for barking dogs. Mrs. Steward explained that the indoor boarding facility would be soundproofed to reduce noise.

Chairman Zech expressed concern regarding the potential for expansion beyond the current proposal.

Commission Member Jack Barr asked whether food would be served at events. Mrs. Steward responded that food trucks would be present to provide food service.

Inspector Willamsen requested additional details regarding the proposed campground area. Mrs. Steward explained that campsites would include electric hookups but no waste disposal, and that stays would be short-term only.

Commission Member Kim Wickham asked for clarification on the proposed temporary housing facility. Mrs. Steward described plans for a single building containing 4–5 individual rooms with a shared common area, kitchen, and restroom.

No further questions were raised by Commission Members or Inspector Willamsen.

Public Comments:

Chairman Zech opened the floor for public comment. (Refer to the hearing audio recording for a detailed account of individual comments.) Several members of the public requested that the hearing be continued to allow time to seek counsel.

Motions and Votes:

Commission Member Jack Barr moved to continue the hearing to a later date. The motion was seconded by Commission Member Jill Maiher.

Vote:

- Jill Maiher – Yes
- Jeff Zech - Yes
- Pat Callahan – Yes
- Jack Barr – Yes
- Kim Wickham – Yes

Chairman Zech announced that the rezoning hearing will be continued to a future date.

Commission Member Jack Barr then moved to adjourn the hearing, seconded by Commission Member Kim Wickham.

Vote:

- Jill Maiher – Yes
- Jeff Zech- Yes
- Pat Callahan – Yes
- Jack Barr – Yes
- Kim Wickham – Yes

Adjournment:

The hearing was adjourned at 7:45 PM.