



## **Greenfield Township Zoning Commission**

### **Hearing Minutes**

**Tuesday, November 18, 2025**

#### **Call to Order**

Chairman Jeff Zech called the hearing to order at 7:05 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
- Jill Maiher
- Kim Wickham, Alternate – *Absent*
- Jeff Williamsen, Zoning Inspector

Guests: Rebecca Page, Scott Beesler, Ashley Babamov, Christopher Babamov, Nick Babamov, Sean Rooney, Karen Rooney, David Bichard, and Will Burns.

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## Hearing Agenda

**Applicant:** Bart Overly, Blostein/Overly Architects

**Parcel IDs:** 0130053700, 0130053760, 0130053781, 0130053782, 0130053783

**Location:** Old Columbus Rd NW, Carroll, OH 43112

**Current Zoning:** R-1 (Residential)

**Requested Zoning:** R-3 (Urban Density District)

Chairman Zech outlined the procedures for individuals providing testimony.

Zoning Inspector Williamsen reviewed the status of the rezoning application. In response to a question from Vice Chair Callahan, he noted that curb cuts fall outside the township zoning code.

Bart Overly presented the development concept, contingent upon approval of the zoning change. The proposal includes eight buildings, each containing four townhomes, for a total of 32 units. He reported 82 parking spaces oriented toward Old Columbus Rd, individual refuse containers stored in attached garages, and building heights of 28 feet. He confirmed that the proposed lot sizes comply with or exceed R-3 standards, and that each building would be three stories with high-quality exterior materials.

Chairman Zech then opened the floor to commission questions.

- **Jack Barr** asked whether fire-suppression sprinklers would be included in the garages. Mr. Overly replied that sprinklers are not required by building code but could be discussed.
- **David DeLong** asked whether the parcels would remain separate. Mr. Overly confirmed that each parcel would remain individual, each with an R-3 designation. Chairman Zech clarified that following rezoning, the developer intends to request lot splits from the Fairfield County Auditor to create eight parcels, which Mr. Overly confirmed.

For further clarification, Chairman Zech asked the applicant to verify compliance with R-3 zoning requirements:

- One structure per parcel – **Yes**
- Minimum lot area of 26,000 sq. ft. – **Yes (30,000 sq. ft.)**
- Minimum 80 ft. road frontage – **Yes (100 ft.)**
- Front yard depth of at least 25 ft. – **Yes (25 ft. + 20 ft. easement)**

- Maximum building height of 35 ft. – **Yes (28 ft.)**
  - Minimum 500 sq. ft. play area per building – **Yes (575 sq. ft.)**
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## Public Comments

Chairman Zech administered the oath before taking testimony.

- **Rebecca Paige** opposed the rezoning due to concerns about nearby wetlands and potential disturbance.
- **Scott Beesler** opposed the rezoning citing traffic and road-wear concerns.
- **Sean Rooney** expressed concerns about regulating the development and road-speed issues near Old Columbus Rd.
- **Karen Rooney** opposed the proposal due to safety concerns for children playing near the roadway.
- **David Bichard** supported the rezoning, noting the land is not prime farmland and expressing concern about potential future annexation by the City of Lancaster.
- **Will Burns** supported the rezoning, stating the development is suitable for the area and avoids using prime farmland.

Public comment closed.

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Vice Chair Pat Callahan moved to recommend approval of rezoning Parcels 0130053700, 0130053760, 0130053781, 0130053782, and 0130053783 from R-1 to R-3. Jill Maiher seconded.

**Vote:** Maiher – Yes; Callahan – Yes; Zech – Yes; Barr – No; DeLong – No. **Motion passed.**

Jack Barr moved to adjourn. Pat Callahan seconded.

**Vote:** Maiher – Yes; Callahan – Yes; Zech – Yes; Barr – Yes; DeLong – Yes. **Motion passed.**

The hearing adjourned at 7:45 p.m.