

RECORD OF PROCEEDINGS



BROWN TOWNSHIP SPECIAL MEETING

Held: June 25, 2026

Trustee Chair Sayre called the meeting to order at 7:00 p.m. Present were Trustees Pete Marsh, Joe Martin, and Pam Sayre, and Fiscal Officer Becky Kent.

Also in attendance were around 50 concerned residents.

Trustee Sayre noted that this was a Special Meeting with a specific and limited purpose: to discuss concerns about the rezoning of the property at 3740 Walker Road and to make decisions regarding the same. No other topics were permitted for discussion.

Trustee Sayre provided an overview of the rezoning process of 3740 Walker Road managed by Franklin County:

- May 2026 – Tech Review Committee meeting
- June 9, 2026 – Big Darby Accord Advisory Panel met and recommended approval
- June 10, 2026 – Franklin County Planning Commission met and recommended approval
- July 2, 2026 – Rural Zoning Commission (RZC) hearing scheduled
- July 14, 2026 – Franklin County Commissioners hearing scheduled

Trustee Sayre clarified that as Township Trustees, the Board has no binding authority over this process. The most the Board can do is pass a resolution expressing opposition, which would then be forwarded to Franklin County.

The rezoning application (Case No. ZON-26-06) was filed by Harisumiran of Ohio, Inc. and sits on 23.894 acres. The request is to rezone the property at 3740 Walker Road from Rural R District to Exceptional Use (EU) District for a youth development center with outdoor sports and recreation facilities.

Public Comment

Ann Marie Dever – 3868 Walker Road

- Attended the June 9 Big Darby Accord Advisory Panel meeting. Explained that the panel can only evaluate compliance with Accord criteria (vegetation, open space), not drainage or traffic issues.
- The panel approved with four conditions; however, county staff removed the two most significant conditions relating to drainage and traffic study, stating those would be addressed after the zoning change.
- The Franklin County Planning Commission subsequently approved the application with the same limited conditions.

- Expressed concern that this is "putting the cart before the horse" – approving zoning before critical engineering studies are complete.
- Believes the applicant is fast-tracking the application to get county approval before Brown Township enacts its own zoning code.
- Raised concerns about lighting (activities up to 90 minutes after dusk with no lighting plan), drainage (no stormwater management plan), and traffic on Walker Road.
- The drainage engineer noted the property already sits six feet below road level with no clear outlet for runoff.

Kevin Wilgus – 8700 Roberts Road

- Stated he agreed with prior speakers and questioned why an additional sports/recreation facility is needed given the numerous existing facilities in the area (Darby Road fields, Ponds area YMCA, Hilliard facilities).

Naomi Tucker – 3634 Walker Road

- Asked about whether conditions could be added at the July 2 RZC hearing, such as cutoff lighting standards and use of mature trees rather than seedlings.
- Trustees Martin and Marsh confirmed that while the zoning code sets minimum standards, speakers at the July 2 meeting could ask the applicant to voluntarily accept more stringent conditions.
- Raised the question of pervious vs. impervious parking surfaces; it was noted the applicant is proposing an impervious surface with drainage facilities.

Melissa Brinkerhoff – 4587 Langton Road

- Asked whether there is a limit on speakers at the July 2 RZC meeting. No firm limit was confirmed, though the board strictly cuts off redundant testimony.
- Asked about the referendum deadline. It was clarified that if approved by county commissioners on July 14, the petition must be filed within 30 days. If it is not submitted by August 5, 2026 it will roll to the next election cycle (spring).
- Asked whether an approved referendum would pause construction; confirmed that if certified, all activity on the property is paused until the election result.

Jamie Jury – 3662 Walker Road (Adjacent Property Owner)

- Noted that the county notice sent to her listed an incorrect address and that the traffic study incorrectly lists the road speed limit as 45 mph.
- Operates a Christmas tree farm; reports ongoing traffic problems including vehicles turning around in her driveway. Children cannot safely play in the yard due to traffic dangers.
- Asked what residents can do to protect their families and properties from drainage and traffic impacts.
- Raised the prior condemnation of a property in Delaware County owned by this same organization, which cost approximately \$129,000 in grant funds to demolish, as evidence of potential inability to maintain property.

Kelly Young – 8411 Roberts Road

- Asked whether the Township's own legal counsel can assist with a referendum. It was clarified that residents must initiate the referendum; the Township's attorney cannot do so.
- Asked whether residents could hire the township's attorney. Answer: No. The Board strongly recommended hiring an attorney experienced in referendum petitions, citing that a prior referendum on a related matter (Davis Road) was challenged on a technical deficiency and dismissed.

Tomi Carmean – 8474 Carter Road

- Asked whether sending letters to the county by July 2 is still beneficial. The Board advised that personal, unique letters about specific issues (traffic, drainage, safety) carry more weight than form letters.

Other Discussion Points

- The county prosecutor's office is expected to work diligently to avoid any action that could expose the county to litigation from a religious applicant. This political reality may make it harder to block the application at the administrative level.
- Even if rezoning is approved, the applicant must separately obtain permits for stormwater management, construction, etc. These permits require engineering drawings and inspections.
- If drainage cannot be resolved to engineering standards, the permit may not be issued, potentially stalling the project. The drainage permitting process can be lengthy and expensive.
- Once county zoning is approved, that zoning remains in effect even after Brown Township enacts its own zoning ordinance.

The Board considered Resolution 8-2026, prepared by the Township Attorney, expressing opposition to the rezoning application and urging the Rural Zoning Commission to recommend the application be denied, or in the alternative, tabled so more discussion can happen about important issues.

Trustee Sayre read the entire resolution. She then suggested anyone raise their hand if they oppose rezoning the property at 3740 Walker Road from Rural R District to Exceptional Use (EU) District. Everyone in the room raised their hand.

Trustee Martin made a motion to adopt Resolution 8-2026. Trustee Marsh seconded. Motion approved three AYES, no NAYS.

There being no other business to discuss, Trustee Martin made a motion to adjourn. Trustee Marsh seconded. Motion approved three AYES, no NAYS. Meeting adjourned at 8:10 p.m.

Signature on File

Pam Sayre, Chair

Signature on File

Becky Kent, Fiscal Officer

All formal actions of the Trustees/ Fiscal Officer of Brown Township concerning and relating to the adoption of resolutions and/or motions passed at this meeting were adopted in a meeting open to the public, in compliance with the law, including Section 121.22 of the Ohio Revised Code.