

Harlem Township Zoning Commission
3883 South State Route 605
Galena, OH 43021

February 3, 2025

Zoning Commission Regular Meeting Minutes

Chair, Mike Kabler called February 3, 2025, Zoning Commission Regular Meeting to order at 7:31 p.m. and requested a roll call.

Members Present: Mike Kabler, Joni Manson, Brittany Hoperich, Tom Nied, Louis Greenwell, Alan Czako (Alternate)

Members Absent: None

Admin Asst: Ashley Zoruba

Zoning Inspector: Mike Cannon (absent)

Economic Dev: Jim Steelesmith

Public Present:

Meghan Czech- Crossroads Community Planning

Jack Clark - 2830 St. Rt. 605, Galena, Ohio 43021

Rosemarie Clark- 2830 St. Rt. 605, Galena, Ohio 43021

Public via Zoom:

Mr. Kabler introduced the Township staff members in attendance.

Mr. Kabler discussed and reviewed the procedure for the conduct of the meeting and that the public needs to step up to the podium, as well as pointing out that the meeting is being recorded.

Mr. Kabler announced that the regular meeting would be recessed for the hearing at 7:45pm.

Mr. Kabler asked if the commission had reviewed the meeting minutes from 12-2-2024 HTZC 24-10, 12-2-2024 HTZC 24-11, 12-2-2024 Regular meeting, and 12-9-2024 zoning workshop.

Mr. Kabler asked if there was any discussion. Hearing none he asked for a motion for approval.

Ms. Manson made a motion to approve meeting minutes 12-2-2024 HTZC 24-10, 12-2-2024 HTZC 24-11, 12-2-2024 Regular meeting, and 12-9-2024 zoning workshop. Ms. Hoperich seconds. Voice Vote: ALL AYE

Mr. Kabler asked if the commission had reviewed the meeting minutes from 1-13-25 Organization meeting, 1-13-2025 Regular meeting, and 1-27-2025 preliminary meeting.

Mr. Nied asked for correction on page two of the spelling of Capoccia and to add an E to development.

Mr. Greenwell made a motion to approve meeting minutes 1-13-25 Organization meeting, 1-13-2025 Regular meeting, and 1-27-2025 preliminary meeting with changes. Ms. Manson seconds. Voice vote ALL AYE

No new applications.

Mr. Kabler stated that peoples choice reached out to explain that they have spoken with the health department. In this discussion it was stated that they only need a porta potty in place to have a single employee on site. They plan on coming to the commission in March.

The commission discussed possibly adding an addition as needed meeting day to each month in hopes of moving applications and business forward in a timely manner.

Mr. Kabler recessed the regular meeting at 7:46pm to go into the hearing of application HTZC 25-01.

Mr. Kabler announced the regular meeting to reconvene at 8:37pm and asked for a roll call.

Mr. Steelesmith and Ms. Czech submit application HTZC 25-02 and discussions on amendments to figure 35.3.

The Zoning commission changed the description of the application as stated to be “Amend figure 35.3 to reflect the expanded boundaries as shown on the attached map.”

Mr. Nied made a motion to set the hearing for HTZC 25-02 on March 3, 2025 at 8:00pm. Mr. Greenwell seconds. ALL AYE

Mr. Nied made a motion to set the hearing for HTZC25-03 on March 3 2025 at 8:05pm. Mr. Greenwell seconds. ALL AYE

Discussion begins on Article 37 featuring the following changes...

- Section 37.04 will remove “area revitalization” and the last sentence in that paragraph.
- Noted that Table 37.1 has a description of “maker space” in Article 35.
- Noted that “neighborhood parks has a definition in Article 35
- After much discussion it was decided that 37.08 – L – Buffer Space was not clear enough and would need to be reviewed and rewording.

The zoning commission discussed focusing on Article 37 on its own at the February 10th workshop. It was agreed upon by the members.

Mr. Greenwell asked to adjourn the meeting at 10:01pm. Ms. Manson seconds. ALL AYE

The meeting is adjourned at 10:0pm.

*Respectfully submitted,
Ashley Zoruba, Administrative Assistant*

Mike Kabler
Chair

Joni Manson
Vice Chair