

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

July 12, 2021

Chair, Mike Kabler, called the July 12, 2021 workshop meeting to order at 7:30 p.m. Mr. Kabler asked for a roll call of members.

Members Present: Virginia Lewis, Mike Kabler, Tom Nied, Joni Manson, Robin Lobenstein
Secretary: Sherrie Steele
Zoning Inspector: Matt Kurz
Trustees: Bob Singer
Public Present: None Present

Mr. Kabler stated the minutes from our meetings are being posted on the website in a timely manner thanks to Sherrie and Valerie.

The secretary passed out copies of the Proposed Master Plan to Commission members over the weekend.

Mr. Kabler stated he had been contacted by three different people regarding the property on Woodtown Road. Mr. Kabler stated he had received calls from Bob Dalton, Caroline Crawford, and Joe Walton asking when and where the hearing would be held. The Trustees hearings are scheduled for July 16, 2021, beginning at 8:15 a.m., 8:30 a.m. and 8:45 a.m.

Mr. Kabler stated that Bruce Hamill has submitted a letter to the Trustees requesting to be placed on the Zoning Commission as an alternate. Mr. Hamill is the husband of Valerie Hamill.

Mr. Nied stated he had sent out an email to Commission members regarding The Delaware County Regional Planning Commission meetings and two Common Access Drives that had been approved on Woodtown Road. Mr. Kabler stated DCRPC is to send information to Valerie Hamill to post on the website to keep the township updated.

Mr. Nied referred to New Business and asked why Matt Dickens divided 46 acres into 4 separate parcels. Mr. Nied is going to contact Jonathan Miller to ask about the process to divide land into smaller parcels.

Mr. Nied stated the Proposed Comprehensive Plan will be going to the Trustees in September. That will be one to two months before the next election. Mr. Nied stated that Trustee Bob Singer would like to get it approved prior to the election. Mr. Singer will not be running for Trustee again.

Mr. Kabler stated the Commission wants to provide an opportunity for the public to review the Proposed Comprehensive Plan before the Commission forwards the document to the Trustees. At the July 5, 2021 monthly meeting the Commission voted 2-2 to hold a public review. No date has been set for a review at this time.

Ms. Manson stated she is still in favor of holding two reviews with two set dates and times. Mr. Nied asked if this was apart from reviewing the document on-line. Ms. Lewis stated she is fine with the document being available for public review but does not believe any Commission members should be present during the public review dates. Ms. Lewis stated a review of the document would not be a public meeting and does not want it opened for discussion. Ms. Lewis asked if the review could be set up by scheduling a date and time with the secretary. Ms. Lobenstein stated everything regarding the updating of the document had been done openly through public meetings. Ms. Lobenstein agrees with Ms. Lewis that an appointment should be scheduled through the secretary to review the document.

Mr. Kabler stated it is not the intent of the Commission to discuss the document with the public. Mr. Kabler stated he and Ms. Manson do not see a problem with a Commission member being present. Ms. Lobenstein stated she sees no need for a Commission member to be present. Mr. Nied stated the public can read the document on-line or at the township hall. The public can

make a list of comments and questions and bring them to the meeting scheduled for September 13, 2021. Mr. Nied stated if the public is interested enough, they can make an appointment to review the document.

Ms. Manson made a motion that the Proposed Comprehensive Plan be made available for public review on Saturday, July 24, 2021 from 1:00 p.m. to 3:30 p.m. and Sunday, August 8, 2021 from 1:00 p.m. to 3:00 p.m. with no more than two Commission members present. Mr. Kabler seconded the motion. Mr. Kabler asked if there was any discussion on the motion. Mr. Kabler asked for a roll call vote on the motion. Robin Lobenstein, nay. Joni Manson, aye. Mike Kabler, aye. Virginia Lewis, nay. Tom Nied, nay. Motion denied.

Mr. Nied stated he agrees with having a printed copy available for public review with no Commission members present. Mr. Nied stated the Commission has done a good job of being open with the public and allowing for input to the document throughout the process. Mr. Nied stated the Commission has done all it can do.

Mr. Kabler asked the secretary if she would be available to allow the public to come in and review the document. The secretary stated what dates and times she could be present for the review. Mr. Nied asked if we need another motion.

Mr. Kabler stated he would like to make a motion that the Proposed Comprehensive Plan be available for public review on August 1, 2021 from 1:00 p.m. to 3:30 p.m. and on August 7, 2021 from 1:00 p.m. to 3:30 p.m. at the Harlem Township Community Room. The document can also be reviewed on the Township website or by contacting the Zoning Secretary, Sherrie Steele, at 614-580-7702 and scheduling an appointment. Questions and comments should be brought to the September 13, 2021 action meeting for discussion. Ms. Manson seconded the motion. Mr. Kabler asked if there was any discussion on the motion. Being none, Mr. Kabler asked for a roll call vote on the motion. Tom Nied, aye. Virginia Lewis, aye. Mike Kabler, aye. Joni Manson, aye. Robin Lobenstein, nay. Motion carried.

Mr. Kabler asked Commission members if we need to include the Appendix in the copies made for review. Ms. Lobenstein stated from a legal standpoint we need to have the complete document available.

Mr. Nied made a motion to adjourn. Ms. Lobenstein seconded the motion. Mr. Kabler asked if there was any discussion on the motion. Being none, Mr. Kabler asked for a voice vote on the motion, all ayes. The July 12, 2021 workshop meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Sherrie Steele, Secretary

Mike Kabler, Chair

Joni Manson, Vice Chair