

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

March 1, 2021

Due to the Covid-19 restrictions placed by the Governor of the State of Ohio this meeting was held via Zoom.

Chairman, Mike Kabler, called the March 1, 2021 monthly meeting to order at 7:38 p.m. Mr. Kabler asked for a roll call of members.

Members Present: Mike Kabler, Joni Manson, Tom Nied, Alan Czako, Robin Lobenstein
Alternate Present: Virginia Lewis
Secretary: Sherrie Steele
Zoning Inspector: Not Present
Public Present: None Present

Mr. Kabler stated there were no new applications this evening.

Commission members discussed the history of the 60' road frontage language. Application HTZC 07-06 was approved by the Trustees on February 20, 2008 and became effective March 20, 2008.

Mr. Kabler stated the Trustees approved the change in required net acreage of FR-1 from 1.0 net acres to 2 net acres in January of 2002.

Commission members discussed how to set up a better way to access amendment changes. Mr. Nied suggested the use of a spread sheet to track all of the changes made to the Zoning Resolution since it was first adopted in 1988.

Mr. Nied advised the Zoning Commission that the Board of Zoning Appeals would be holding a hearing for an area variance for 2 "landlocked" properties on Woodtown Road owned by Andrew and Margaret Wallace. Mr. Nied stated that 2 properties consist of one 5 acre lot that was created as a landlocked parcel in January of 2000 and one 1 acre lot that was created as a landlocked parcel in January of 2002. There is a separate 5 acre parcel on Woodtown Road that is directly in front of the 2 landlocked parcels that is also owned by the Wallaces. There are flag lots on both sides of these 2 landlocked parcels. Mr. Nied stated the Salters are on one side of the property and Thistlegate is on the other side. Ms. Manson asked why the property owner can't combine the parcels into one lot and then decide how to split it. Mr. Nied stated there is a house that sits in the middle of the 5 acre lot that sits in front. Commission members discussed the option of a CAD or a shared access drive.

Mr. Kabler stated that the lots were legal non-conforming lots prior to the flag lot language change that was approved in 2008. Mr. Kabler stated the Board of Zoning Appeals sought legal counsel with Tyler Lane in regards to whether the hardship was created by the owner or because the zoning code had been changed.

Commission members discussed that they had received two reports from the zoning inspector and both were dated January 2021. Mr. Kabler will verify the dates with Mr. Kurz to find out which report is accurate.

Commission members then reviewed minutes for corrections.

Ms. Manson made a motion to approve the minutes of the February 1, 2021 monthly meeting as corrected. Mr. Czako seconded the motion. Mr. Kabler asked for a voice vote on the motion, all aye. Motion carried.

Ms. Manson made a motion to approve the minutes of hearing HTZC 21-01 as corrected. Mr. Czako seconded the motion. Mr. Kabler asked for a voice vote on the motion, all aye. Motion carried.

Ms. Manson made a motion to approve the minutes of hearing HTZC 21-02 as corrected. Mr. Czako seconded the motion. Mr. Kabler asked for a voice vote on the motion, all aye. Motion carried.

Mr. Czako made a motion to approve the minutes of the February 8, 2021 workshop meeting as corrected. Ms. Manson seconded the motion. Mr. Kabler asked for a voice vote on the motion, all aye. Motion carried.

Mr. Kabler asked Commission members if they had anything under New Business. Commission members had nothing under New Business.

Mr. Kabler asked if there was anything under Old Business. Mr. Kabler asked Commission members if they had reviewed the RC2 documents the secretary had passed out. Mr. Kabler would like to give any feedback to Valerie Hammill, the township Administrator, by March 10, 2021.

Commission members discussed how meetings/hearings were being saved via Zoom meetings. At this time the Secretary's meeting minutes are the only record being saved.

Mr. Kabler stated the proposed language changes in application HTZC 20-08 had been approved by the Trustees and would go into effect on March 20, 2021.

Commission members next discussed the check list for applications that Mr. Kabler had created. Mr. Kabler asked Commission members if they just wanted to use the list internally or do they want to create an official form and assign it a number. Mr. Nied stated if the Commission does not assign the document a number it would not be an official document. The Commission would prefer to use the list informally. Mr. Kabler will make updates to the check list and submit them to the secretary.

Commission members discussed the updates to the Procedural Guidelines. Commission members agreed to place the new language regarding the use of maps smaller than 11" x 17" in the body of the document as opposed to a footnote. Ms. Manson made a motion to approve the changes to the Procedural Guidelines. Mr. Czako seconded the motion. Mr. Kabler asked for a voice vote on the motion, all aye. Motion carried. The secretary will make the revisions and submit copies to Commission members, the Trustees and to Valerie to post on the website.

Mr. Czako made a motion to adjourn. Mr. Nied seconded the motion. Mr. Kabler asked for a voice vote on the motion, all aye. Motion carried. The March 1, 2021 monthly meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Sherrie Steele, Secretary

Mike Kabler, Chairman

Joni Manson, Vice Chairman