

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

November 8, 2021

Chair, Mike Kabler, called the November 8, 2021 workshop meeting to order at 7:30 p.m. Mr. Kabler asked for a roll call of members.

Members Present: Virginia Lewis, Robin Lobenstein, Joni Manson, Mike Kabler
Members Absent: Tom Nied
Alternate Present: Brittany Hoperich
Alternate Absent: Bruce Hamill
Secretary: Sherrie Steele
Zoning Inspector: Not Present
Trustee Present: Bob Singer (via Zoom)
Public Present: None Present

Mr. Kabler stated Ms. Hoperich would sit on the Commission this evening due to a vacancy.

Mr. Kabler explained the procedures for tonight's meeting. Mr. Kabler stated there was no one present for the public. Mr. Kabler asked if there were any questions from those listening in via Zoom. Mr. Singer had no comments at this time.

Commission members discussed the 2021 Township Officials Training Seminar that would be held on December 4, 2021. The secretary passed out copies to all members. Ms. Manson and Mr. Kabler will attend.

Commission members reviewed minutes for corrections. Ms. Manson made a motion to approve the minutes of hearing HTZC 21-09 dated October 4, 2021 as corrected. Ms. Lewis 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. Motion carried. Ms. Manson made a motion to approve the minutes of hearing HTZC 21-09 dated October 11, 2021 as corrected. Ms. Lewis 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. Motion carried.

The minutes of the October 11, 2021 workshop meeting and the November 1, 2021 monthly meeting were tabled to the December 6, 2021 monthly meeting.

Commission members reviewed Draft 3 of the proposed changes to the Procedural Guidelines checklist. Further corrections were made. Draft 4 will be updated to be reviewed at the December 6, 2021 monthly meeting.

Commission members discussed the Acknowledgement of non-refundable base application fee. Commission members made additional changes. Mr. Kabler will have updated copies ready for the December 6, 2021 monthly meeting.

Ms. Lewis asked if this document will be included as part of the application packet.

Mr. Singer asked if there was anything in place to allow an applicant to submit missing documents after the application is submitted.

Mr. Singer stated the referendum for the properties on Woodtown Road is moving forward. Mr. Singer stated the referendum would be on the May ballot.

Mr. Kabler stated we need to make the Procedural Guidelines consistent. Mr. Kabler stated we will also need updates to the application form. Commission members will talk to Mr. Kurz about the forms.

Commission members discussed the term "Lessee" on the application form. Section 519.92 of the Ohio Revised Code permits "Lessee".

Commission members discussed the email Mr. Kabler sent out regarding Genoa Township and the Hoover Watershed Overlay District. Ms. Hoperich asked if Harlem Township needed an overlay district for the Hoover Watershed. Mr. Kabler stated Duncan Run goes into the Hoover Watershed. Mr. Kabler asked Commission members if they had any comments regarding the email. Ms. Manson and Mr. Kabler had no comments at this time. Mr. Kabler stated comments can be made at the Genoa Township hearing or online.

Ms. Manson made a motion to adjourn. Ms. Lewis 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. Motion carried. The November 8, 2021 workshop meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Sherrie Steele, Secretary

Mike Kabler, Chair

Joni Manson, Vice Chair