

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

April 11, 2022

Vice Chair, Joni Manson, called the April 11, 2022, workshop meeting was called to order at 7:30 p.m. Ms. Manson asked for a roll call of members.

Members Present: Virginia Lewis, Tom Nied, Joni Manson
Members Absent: Mike Kabler
Alternates Present: Bruce Hamill, Brittany Hoperich
Secretary: Sherrie Steele
Zoning Inspector: Not Present
Public Present: Bob Singer (via Zoom)

Ms. Manson stated Mr. Hamill and Ms. Hoperich would sit on the Commission this evening due to two vacancies.

Ms. Manson reviewed the Zoning Inspector report left with the secretary. Ms. Manson stated there have been 15 permits issued to date. There are four open enforcement issues.

Ms. Manson asked the secretary if she had anything to report. The secretary had nothing new to report.

Ms. Manson asked Mr. Nied if he would like to give the Commission an update on the Strategic Planning Commission meeting. Mr. Nied stated the Strategic Planning Commission had met two times to date. The Strategic Planning Commission interviewed two candidates to consult and assist. Holly Mattie and Jim Lenner were interviewed, and the Strategic Planning Commission chose to recommend to the Trustees that Holly Mattie be considered for the position.

Mr. Nied stated the Committee will meet again on April 19, 2022, to start the process of building a quick action plan for the next six months. The Committee will review and make recommendations on the zoning code. Ms. Mattie will help to identify gaps between the Master Plan and Zoning Resolution. Mr. Nied stated Ms. Mattie has worked a lot on overlay district.

Ms. Manson voiced concerns of the township adding more Commercial development without the say of residents of the township.

Mr. Nied stated part of the scope of professional services agreement would be in effect until December 2022. Mr. Lenner had quoted a flat rate of \$ 23,000 and Ms. Mattie had quoted a fee of \$ 100.00 per hour with a maximum of \$ 30,000.

Mr. Nied stated there are seven members on the Committee. Carl Richison, Matt Kurz, Tom Nied, Jim Steelesmith, Bob Singer, Jennifer Tieche and Steve Eisenbrown.

Ms. Manson stated the three properties on Woodtown Road will be on the May 3, 2022, ballot for referendum.

The secretary stated the two hearings scheduled for May 2, 2022, will need to be removed to the Fiscal officers room or to the bay. Mr. Nied suggested the Commission consider moving to the Grange Hall.

Ms. Manson stated she and Mr. Kabler had attended a meeting with Delaware County Soil & Water Conservation. Ms. Manson provided a handout to Commission members. Scott Stephens, Erik Penkal and Dave Jackson were present at the meeting. Ms. Manson referenced Section 21.08 and stated the township has no authority to regulate drainage issues in the township. The township can only regulate if water run off has a direct impact on roads and ditches. A suggestion was made to remove references in our zoning resolution to DCSWD.

Ms. Manson stated the ORC 505.101 does include political subdivision of the state that can contract with Soil & Water for planning. Commission members agreed this needs to be worked out at legislature to regulate.

Ms. Lewis stated the roundabout at State Route 605 and Fancher Road is scheduled for the summer of 2023.

Commission members reviewed minutes for corrections.

Mr. Nied made a motion to approve the minutes of the March 14, 2022, workshop meeting as corrected. Ms. Lewis seconded the motion. Ms. Manson asked for a voice vote on the motion, all ayes. Motion carried.

Ms. Lewis made a motion to approve the minutes of hearing HTZC 22-04 as corrected. Mr. Nied seconded the motion. Ms. Manson asked for a voice vote on the motion, all ayes. Motion carried.

Mr. Nied made a motion to approve the minutes of hearing HTZC 22-05 as corrected. Ms. Hoperich seconded the motion. Ms. Manson asked for a voice vote on the motion, all ayes. Motion carried.

Mr. Nied made a motion to approve the minutes of hearing HTZC 22-06 as corrected. Ms. Lewis seconded the motion. Ms. Manson asked for a voice vote on the motion, all ayes. Motion carried.

Ms. Lewis made a motion to approve the minutes of hearing HTZC 22-07 as corrected. Mr. Nied seconded the motion. Ms. Manson asked for a voice vote on the motion, all ayes. Motion carried.

The minutes of hearing HTZC 22-08 and hearing HTZC 22-09 were tabled to the May 2, 2022, monthly meeting.

Mr. Nied brought up Article XXI and referred to minimum living space and asked Commission members if they wanted to keep house size as a regulation.

Ms. Hoperich stated she believes a property owner will take better care of their property if we regulate house size. Ms. Lewis stated there are ups and downs to the regulation and stated it is not fair to mandate house size.

Mr. Nied then brought up net acreage versus gross acreage and should the Commission look at the regulations in the zoning resolution.

Mr. Nied made a motion to adjourn. Ms. Lewis seconded the motion. Ms. Manson asked for a voice vote on the motion, all ayes. The April 11, 2022, workshop meeting was adjourned at 9:43 p.m.

Respectfully submitted,

Mike Kabler, Chair

Joni Manson, Vice Chair