

Harpersfield Township Zoning Commission
1481 Old Harpersfield Road
Harpersfield Twp., OH 44041

Regular Session

Held on June 1, 2026

The Zoning Board of Harpersfield Township held a regular session meeting in the Harpersfield Township Administration Building. Gary Somnitz – Vice Chairman, called the meeting to order at 7:02 pm with the following members and visitors present:

Members: Gary Somnitz Pete Hommel Debbie Mihalik Chris Duffus

Clerk: Debbie Riffle

Zoning Administrator – Larry Lister

Trustees: Lisa Linehan

BZA Members: Dave Snyder

Visitors: Tim and Bonnie Barzanko

The Pledge of Allegiance was recited

A motion was made to approve May 6, 2026, meeting minutes by Pete Hommel. Chris Duffus seconded the motion. The Board was unanimously in favor; none were opposed.

A motion was made to approve April 6, 2026, meeting minutes by Pete Hommel. Debbie Mihalik seconded the motion. The Board was unanimously in favor; none were opposed.

Zoning Inspector's Report

A property owner requested guidance regarding a one-acre lot created in 1982. Current zoning requires two acres and 200 feet of frontage. The determination was that the owner must apply for a variance before the Board of Zoning Appeals. Approval could set precedent for other undersized lots.

Seventeen permits have been issued to date. New homes are underway on Barnum Road, Harper Valley Lane, and South River Road.

The Barringer/Spire Airbnb litigation remains pending. Three of the four properties have been sold or leased long-term; none appear to be operating as short-term rentals.

Water Tower Signage

The water tower will display "Grand River Valley" with a grape logo. Painting will occur after completion of the Grant Road water line project.

Zoning Text Update

Verdantas submitted the 198-page zoning text and a six-page summary. The Commission requires the final text in Word format. Action item: Gary will request the Word version and distribute materials before the July 6 meeting.

Adoption steps were reviewed, with estimated completion from late August to September. Decision: action was tabled until July 6.

Farm Off-Premise Retail Stands

Verdantas confirmed that off-premise stands may be regulated. Supported standards include:

- Permit period: May 1 through October 31
- 100% local product
- Maximum 8 ft. by 8 ft. stand
- 10-foot setback
- Minimum of 3 parking spaces
- One 16-square-foot sign

- No generators
- Removal after permit expiration
- Required licenses displayed

Recommended additions include a new row in Table 607.8 and a new definition in Article 2.

Gary will provide draft language before July 6.

Public Comment

Public comments were incorporated within zoning discussions.

Next meeting will be held Monday July 6, 2026, at 7:00 pm.

A motion was made to adjourn the regular session meeting at 8:25 p.m. by Debbie Mihalik. The motion was seconded by Pete Hommel. All were in favor; none were opposed.

Debbie Riffle, Harpersfield Zoning Clerk