



4301 Home Road
Powell, Ohio 43065

April 29, 2025

Good morning, Chairman Hoops, Vice Chair Lorenz, Ranking Member Abdullahi, and members of the House Development Committee, my name is Chip Vance and I am here to testify in support of HB 17.

By way of background, I am the owner of Auto Assets in Powell, Ohio, which for over 35 years has provided trusted European auto repair and maintenance serving Central Ohio motorists. Our 10,000-square-foot facility is equipped with state-of-the-art tools, 11 service bays for efficient repairs, and a team of 15 dedicated professionals providing service for European brands like Audi, BMW, Jaguar, Land Rover, Mercedes, MINI, Porsche, and Volkswagen. We also provide for sale preowned vehicles for the discriminating buyer.

I am also the developer of Horsepower Farms Garage Condominiums, a unique and new real estate development in Central Ohio that offers collector car, recreational vehicle, trailer, motorcycle, and boat storage for those looking for an alternative to renting a garage at a traditional storage facility. For years, I was hearing from customers and friends about storage options for their personal collector vehicles. Having been involved in auto racing and car collecting for many years myself, I began to explore options that I might be able to offer vehicle collectors. The concept of a garage condominiums is something that has been around for years in other states, primarily for racing enthusiasts or car collectors.

In 2017 I began to explore opportunities and options to create such a facility in southern Delaware County. What I came up with is Horsepower Farms Garage Condominiums, 63 privately owned units, in 8 building, situated on 10 acres of land at the intersection of Steitz & Home Roads in Powell, Ohio. Horsepower Farms Garage Condominiums provides owners with safe and secure storage for their vehicles, a place to socialize with like-minded enthusiasts, and a community of individuals who share a passion. We are currently in the final phases of our development, and once complete, we will have approximately 110 owners of 132 garage condominiums on a 16 acre campus. I have provided for you some pictures and additional information on the facility.

Horsepower Farms is a development of private garages that are owned by local residents and are used as extensions of their homes. Most traditional homes have woefully inadequate garage facilities for some people.

The property owners of these Garage Condominiums are not “rich guys” looking to skirt laws or evade taxes. The majority of our property owners are middle class property owners that need a place to put their extra belongings. Storage of canoes, household items, extra bicycles, lawnmowers in the winter, snowblowers in the summer, travel trailers, collector cars and trucks and motorhomes. Property owners are treating these spaces as extensions of their homes.

The use of these unique properties are deed restricted from any income producing or commercial activity. The property owners’ association is very clear that these spaces are for personal use. The construction standards for Horsepower Farms demand high quality construction and materials. This particular development happens to be located in a very residential area. Our adopted community bylaws restrict any activity that could be considered objectionable or irritating to neighboring residents.

Our Declarations and Bylaws are very clear. No commercial activity can occur in our properties. Our property is located in a residential zoning area and is surrounded by residential properties. Some of our properties have been modified with very residential features including complete bathroom facilities, kitchenette facilities, visual entertainment areas, driving simulators, golfing simulators and even a basketball hoop. These types of properties function for the owners as an extension of their homes much like a den or recreation room. In complete deference to our very residential use, our local governing body has classified our property as 455-Commercial Garages. This classification runs counter to the use of the property and subjects property owners to increased insurance, utility expenses and property taxes.

Supporting this bill will help to clarify the Ohio Revised Code as it relates to properties like Horsepower Farms and others. Consistent application of regulation to properly classify these properties as extensions of peoples’ homes is necessary. Just a scant 10 miles to the West and South of Horsepower Farms is a very similarly use development called Executive Storage Estates. This development is CLEARLY in a commercial business park, and yet Union county has classified their structures as “other residential structures”. They are directly in the middle of a commercial business park and yet they have been deemed “599 - other residential structures” according to the Union County Auditor. It only stands to reason that all “garage condominium” complexes with restrictions on commercial activity be classified in a similar fashion.

In conclusion, we respectfully request that the committee consider recognizing garage condominiums such as those at Horsepower Farms as residential in nature for the purposes of taxation, insurance, and utility classification. We believe this change would align with actual use, foster consistency, and ensure fair treatment for owners.

Below are some photos of Horsepower Farms, both inside and out, demonstrating our unique hybrid between residential and commercial property.



















