

Proponent Testimony for Ohio House Bill 17

Development Committee

October 13, 2025

Matt Wienke

Horsepower Farms Garage Condominium Owner

Char James M. Hoops, Vice Chair Brian Lorenz, Ranking Member Munira Abdullahi, and members of the Development Committee.

Thank you for receiving my testimony today. My name is Matt Wienke. I am a Dublin resident and an owner of a garage condominium unit at Horsepower Farms at 1403 Home Road in Powell. I am a proponent of House Bill 17 as it relates to the taxation status of a garage condominium.

I am a driving enthusiast, using my garage condo to store several vehicles, a trailer, and a tow vehicle used in my hobby as a high performance driving instructor at race tracks around the Midwest. I appreciate the security of Horsepower Farms and the owner camaraderie I experience at the numerous events held to help us all network and mingle.

House Bill 17 will bring consistency to the tax, insurance and utility expense treatment of Horsepower Farms. The city of Powell itself has zoned the property as “599 other residential structures”. Our condo by-laws and property deeds prohibit any commercial activity in our garages, yet the Delaware County Auditor has classified them as “455 – Commercial Garages”. This inconsistency has a negative impact on our property tax burden as well as inflates our electric and gas expenses.

I ask that you please consider my testimony and vote yes on House Bill 17.