

I understand that the Delaware County Auditor seeks to classify the garage condos at Horsepower farms as 455-Commercial Garages, which they are not. These properties act as extensions to their owners' homes, primarily for storage purposes and act as detached garages. Properties with the same use in adjacent Union County used for the same purpose are more appropriately being classified as 599-"other residential structures".

This unfair classification has a significant impact on not only taxes, but also on Utilities and Insurance costs.

By deed, there are no commercial activities permitted in the properties at Horsepower farms so fitting them into a "commercial" category is wholly inappropriate. All properties are owned by individuals, trusts or LLC's.

Note further that these properties at Horsepower Farms are nestled in the middle of residential neighborhoods and are not only designed to blend into the community but are more appropriately zoned by the City of Powell as Residential.

While permanent occupation is not permitted, some of the properties at Horsepower Farms have been customized with features like offices, kitchenettes, bathrooms and entertainment spaces that are very home like allowing them to be used as extensions of their homes for entertaining guests.

Please support HB 17 because it clarifies a "gray area" in the Ohio Revised Code about how facilities like Horsepower Farms are to be classified (commercial vs. residential).

In addition, the properties at Horsepower Farms have language in our Bylaws and Declaration that prohibit activities that would be deemed "annoyances" by surrounding property owners.

These properties at Horsepower Farms are built to high quality and high appearance standards with quality construction, neighborhood consistent landscaping, security and unobtrusive lighting. Every effort has been made to make the facility a good neighbor to the residences surrounding it.

Paul Meisel
Property Owner