



For Office Use Only

Application#: HTZC _____

Date Received: _____

Hearing Date/Time: _____

Harlem Township Zoning Commission
3883 S St. Rt. 605, Galena, Ohio, 43021

www.harlemtwp.com

Application for Amendment of Township Zoning Map

Note: All information on Page 1 shall be completed by the applicant. Information is to be typed or printed with black ink.

Application will be received only at a meeting of the Harlem Township Zoning Commission – as posted on the Harlem Township website.

Name of Owner(s): _____

Mailing Address: _____

City, State, Zip: _____

Telephone (Home): _____

Telephone (Work): _____

Subdivision Name if applicable: _____

Parcel ID: _____

Current Zoning District: _____ Proposed Zoning District: _____

Current Use: _____ Proposed Use: _____

Gross Acreage to be Rezoned: _____ Net Acreage to be Rezoned: _____

Property Legal Description: Applicant shall include a complete legal description and matching surveyor's rendition of the property. Such LEGAL DESCRIPTION shall include a copy of the deed and if the landowner(s) are not present a power of attorney for rezoning of said land. This data shall be submitted on additional sheets and attached to this application.

Property Owners and Map: Use the **Neighboring Properties Worksheet** to identify the names and addresses of all property owners on file at the Delaware County Treasurer or Auditor's Office that are ADJACENT, ADJOINING, CONTIGUOUS TO, OR ACROSS FROM the property that is to be rezoned.

All applications for a change in zoning shall contain 11" x 17" maps showing all properties contiguous, adjoining, adjacent, and across from the applicant's property, keyed to a separate list with the County Parcel ID Number for each property and the name(s) and address(es) of all property owners and/or trustees. The name(s) and address(es) given must be the address of the owners of the property appearing on the County Auditor's current tax list. Maps smaller than 11" x 17" may be submitted as part of an application for a change in zoning if they are fully legible.

The undersigned certifies that this application and attachments thereto contain all information required by the Zoning Commission Procedural Guidelines and that all information contained herein is true and accurate and is submitted to induce the amendment of the zoning map. Applicants agree to be bound by the provisions of Harlem Township Zoning Resolution, Delaware County.

Applicant Written name: _____ Applicant Written Name: _____

Applicant Signature: _____ Applicant Signature: _____

NOTE: A Rezoning Application shall include all applicable fees required at time of submittal in accordance to the current Harlem Township Schedule of Zoning Fees. **All payments must be made online prior to submitting an application. A receipt for the payment must be submitted with the application.**



D:\Plan 4 Land LLC Dropbox\Plan 4 Land LLC Team Folder\26-0031 Gloeckner NPA\Site Plan\NPA LAYOUT

PLAN CONTENTS

- | | | |
|-------------------------|---------------------------|---------------------------|
| Survey Monuments | Existing Waterline(s) | Existing Topography 1-ft. |
| Railroad Spike Found | Existing Electric Line(s) | Proposed Grading |
| MAG Nail Set | Proposed Easements | Proposed Electric Service |
| Iron Pin/Pipe Found | Highway Easement | Proposed Water Service |
| Iron Pin Set | Sanitary Easement | Proposed Well(s) |
| Proposed Lot Boundaries | Drainage Easement | Proposed Sewer Service |
| Existing Buildings | Shared Access Easement | Potential Building Pads |
| Existing Right-of-Way | Existing Vegetation | Potential STS Fields |
| Existing Road Pavement | Soil Types (per WSS) | STS Isolation Setbacks |
| Proposed Driveway(s) | Floodplain (per NFHL) | Required Zoning Setbacks |



PROPERTY INFORMATION

Property Owner: Jeannie M Bailey & Michael J Gloeckner
 Property Address: 5383 Harlem Road
 Westerville, Ohio 43082
 Property Area: 5.001 acres
 Jurisdiction: Harlem Township, Delaware County
 Parcel No.: 316-320-01-003-004
 Deed Reference: Official Record 523, Pages 913-914
 Nearest Intersection: 520 feet south of Center Village Road



FLOODPLAIN INFORMATION

The subject property is located in Flood Hazard Zone X Area of Minimal Flood Hazard (outside of the 1% annual chance floodplain) as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Map, panel number 39041C0287L, effective 12/21/2023. The proposed buildings have finished floor elevations above the FEMA Base Flood Elevation.

ZONING INFORMATION

Zoning District: Farm Residential District (FR-1) *proposed*. Current setbacks are shown to demonstrate compliance today. All construction must be compliant with the then current Harlem Township Zoning Resolution.

DATA DISCLAIMER

Location of survey monuments, property lines, required topographic data, existing easements and existing site features were provided by Arthur D. Hergatt, P.S. in field survey dated November 29, 1994. Other data was collected and verified from the sources listed hereon by Plan 4 Land, LLC. Plan 4 Land, LLC and its employees and subcontractors are not responsible for damage to or injury from, under and/or above ground utilities. Always call the Ohio Utility Protection Service (OUPS) at 811 before digging. Production rights reserved by Plan 4 Land, LLC.

ENVIRONMENTAL HEALTH NOTES

The proposed sewage treatment system (STS) area(s) complies with §3701-29 of the Ohio Administrative Code. Designer plan for septic system must be approved by the Delaware Public Health District (DPHD). Driveway and utility locations through lots are not to run over proposed sewage treatment areas (primary or secondary) unless alternative areas are approved by the DPHD. Trees falling within STS area(s) must be clear-cut before installation.

Complete Soil Report on file with the DPHD. Report completed by Soil Scientist Mitchel R. Strain, CPSS on _____, 2026.

Prior to any additional buildings on the site, the owner must coordinate with the DPHD to determine that the approved on-site septic treatment system (STS) area (primary & secondary) are compatible with the owners desired construction and excavation plans. Depending on final house and plumbing elevations, pumps may be required for delivering sewage effluent to STS areas.

All future buildings, structures and improvements must be at least ten (10) feet from proposed septic system locations on this plan or subsequently approved plans by the Delaware Public Health District. The location of potential septic systems and depicted isolation areas (setbacks) are depicted on this plan to illustrate this required setback, but are subject to amendment in accordance with future approved septic permits.

The owners, their successors, heirs or assigns of these lot(s) agree when a central sewage system becomes available, said lot(s) shall be connected to it. Acceptance of title to a lot shall constitute waiver of further notice or hearing on this requirement. This covenant shall be included in conveyance of title for said lot(s). All fees and cost associated with the connection to central sewer are the responsibility of the homeowner at the time of installation and connection.

ENGINEERING NOTES

All represented easements, not previously recorded, will be recorded with the Delaware County Recorder's Office before or at the time this lot split is recorded. Easements are granted within dedicated road right-of-ways, nonexclusive utility easements, and designated waterline easements to Del-Co Water Co., Inc. and other water utilities for installation and maintenance of waterlines, valves, meter crocks and appurtenances.

Within the areas of land designated "Drainage Easement" an easement is hereby reserved for the maintenance of drainage facilities, including but not limited to ditches, swales and subsurface drainage for the benefit and use of the public. Development and future use of these lot(s) shall not create obstructions to the flow of water within the easement. Driveway may cross easement if an appropriate culvert is maintained to allow natural flow of water.

Existing driveway culvert condition is unknown, a drive permit may be required in the event an individual lot DESC permit is applied for in the future, which may require improvements or replacement of the existing drive culvert.

All obstructions within the required line of sight triangle have been marked onsite and will be removed during construction, per County Engineer's request.

BE ADVISED: Aerial Photography indicates the presence of a subsurface drainage system on the property. Consult with the Delaware Soil and Water Conservation District prior to construction.

BE ADVISED: A subsurface drainage system may exist on this site. The system and/or outlet, if located on this property must be maintained at all times.

When any new driveway is ready to be constructed, a driveway permit shall be obtained from the County Engineer.

APPROVALS

Harlem Township Zoning Officer	Date
Delaware Public Health District	Date
Delaware County Sanitary Engineer's Office	Date
Delaware County Engineer's Office	Date

PROJECT # 26-0031
UPDATED June 1, 2026
PREPARED BY Plan 4 Land
 Plan 4 Land, LLC, Joe Glase, AICP, Principal
 1 S. Harrison St., P.O. Box 306, Ashley, OH 43003
 (740) 413-4084 | jo@plan4land.net | www.plan4land.net

SURVEYOR Arthur D. Hergatt, PS
 Date of Survey: November 29, 1994

SOIL SCIENTIST Mitchel R. Strain, CPSS
 Date of Report: _____, 2026

PROJECT NAME Bailey/Gloekner NPA

PROPERTY OWNER Jeannie M Bailey & Michael J Gloeckner
 5383 Harlem Road
 Westerville, Ohio 43082

SITE INFORMATION
 Parcel Nos. 316-320-01-003-004
 (5.001 acres)
 Harlem Township, Delaware County
 5383 Harlem Road
 Westerville, Ohio 43082


Bailey/Gloekner NPA
NO-PLAT APPROVAL LOT SPLIT
DEVELOPMENT PLAN



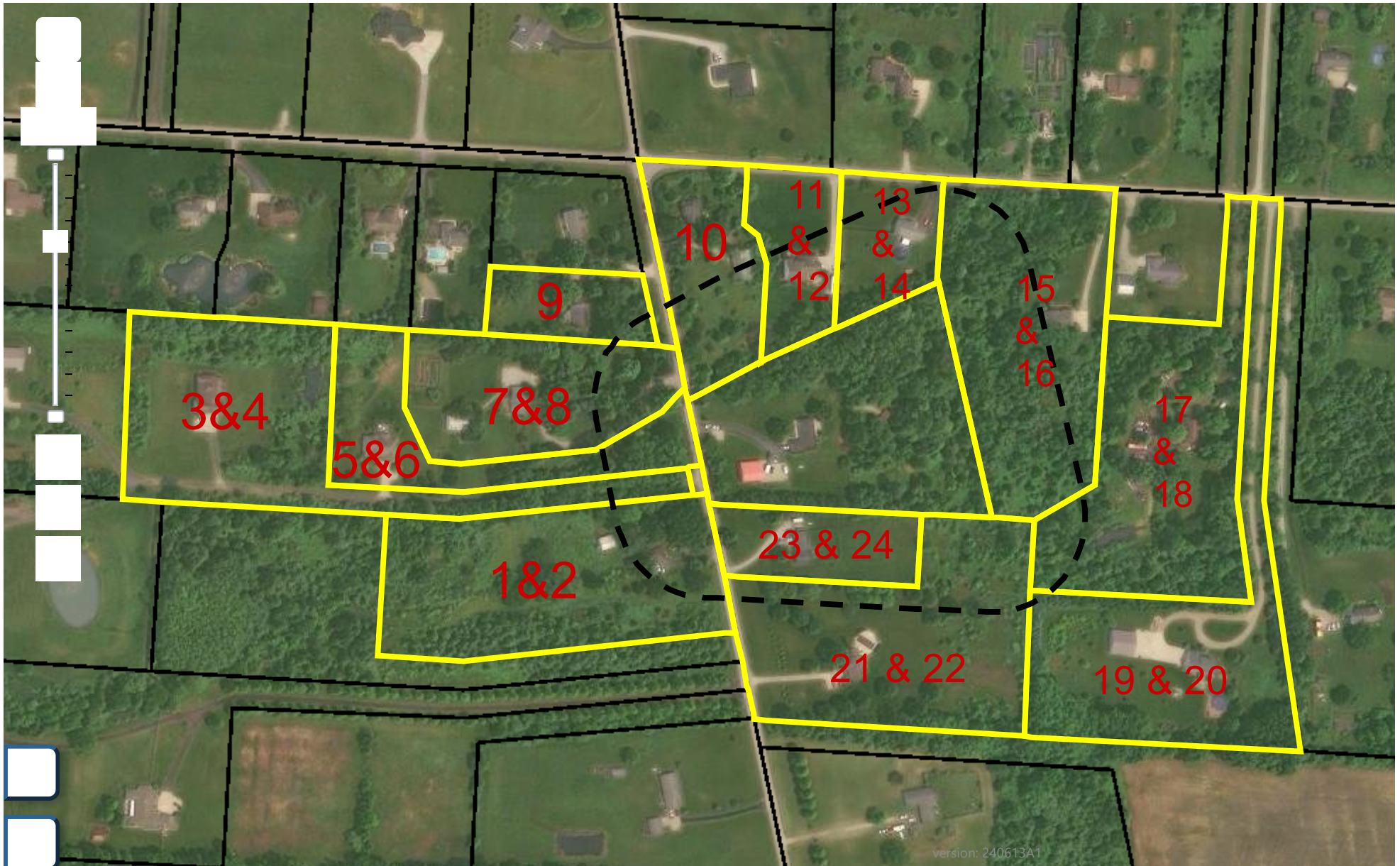
Delaware County GIS
George Kaitsa, MBA, County Auditor
[About the Auditor](#)

Robert Parsons, GIS Director
[Report an Issue](#)



Search ▾ Advanced ▾ Subdivision ▾ Intersection ▾  Sales

 Layers Map ▾ Tools ▾ Help ▾





300ft

[Click here for Legal Disclaimer](#)

AFFIDAVIT – TEMPORARY POWER OF ATTORNEY

I, the undersigned Affiant, hereby temporarily authorize individual(s) employed with Plan 4 Land, LLC to serve as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit in making decisions regarding an application for rezoning, conditional use, variance and/or appeal regarding the subject real estate to which I own interest. There shall be no successor for this assignment.

This authorization allows Plan 4 Land, LLC to submit and represent the application to the furthest extent permitted by law. This authorization does NOT allow the assigned agent(s) to create, revoke or terminate any change in ownership, make a gift, assign or change survivorship rights, assign or create beneficiary designation, allow authorization of another person to exercise any rights under this power of attorney, waive any rights and/or exercise any fiduciary powers. The agent(s) are not to use the subject property to benefit them or any person whom the agent owes an obligation of support.

This temporary power of attorney shall be effective immediately upon my signature below and shall remain in effect for up to six (6) months after the effective date or until the proposed rezoning, conditional use, variance or appeal takes effect. If the subject application is not filed within 30 days of this authorization, this authorization is hereby terminated.

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

AFFIANT INFORMATION

Micheal J Gloeckner
Printed Name
5383 Harlem Road
Address
Westerville, Ohio 43082
City, State & Zip

SUBJECT PROPERTY

316 320 01 003 004
Parcel No(s).
5.001 Acre
Parcel Size
Harlem Township, Delaware County
Jurisdiction

The above listed Affiant hereby executes this instrument.

Micheal J Gloeckner
Signature of Affiant

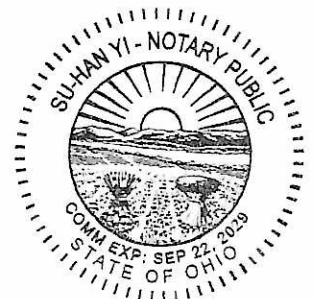
5-22-26
Date

STATE OF Ohio
COUNTY OF Franklin, ss:

On this 22 day of May, 2026, before me, a Notary Public in and for said County, personally came the Affiant in the foregoing affidavit, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

y.
Notary Public



AFFIDAVIT – TEMPORARY POWER OF ATTORNEY

I, the undersigned Affiant, hereby temporarily authorize individual(s) employed with Plan 4 Land, LLC to serve as my agent (attorney-in-fact) to act for me and in my name and for my use and benefit in making decisions regarding an application for rezoning, conditional use, variance and/or appeal regarding the subject real estate to which I own interest. There shall be no successor for this assignment.

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This temporary power of attorney shall be effective immediately upon my signature below and shall remain in effect for up to six (6) months after the effective date or until the proposed rezoning, conditional use, variance or appeal takes effect. If the subject application is not filed within 30 days of this authorization, this authorization is hereby terminated.

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person knows it has terminated or is invalid.

AFFIANT INFORMATION

Jeannie M Bailey
Printed Name
5383 Harlem Road
Address
Westerville, Ohio 43082
City, State & Zip

SUBJECT PROPERTY

316 320 01 003 004
Parcel No(s).
5.001 Acre
Parcel Size
Harlem Township, Delaware County
Jurisdiction

The above listed Affiant hereby executes this instrument.

Jeannie M Bailey
Signature of Affiant

5-22-26
Date

STATE OF Ohio
COUNTY OF Franklin, ss:

On this 22 day of May, 2026, before me, a Notary Public in and for said County, personally came the Affiant in the foregoing affidavit, and acknowledged the signing thereof to be their voluntary act and deed.

Witness my official signature and seal on the day last above mentioned.

y
Notary Public



Application#: HTZC ODA _____

Date Received: _____

Hearing Date: _____

Neighboring Properties Worksheet

Neighboring Property Owners: Names and addresses of all property owners on file at the Delaware County Treasurer or Auditor's Office that are ADJACENT, ADJOINING, CONTIGUOUS TO, OR ACROSS FROM the property that is to be rezoned.

1. Name: Alan C Thomas
Address: 5416 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001004001
2. Name: Erin K. Thomas
Address: 5416 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001004001
3. Name: Michael C. Ellis
Address: 5386 Harlem Rd
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 316 32001005004
4. Name: Diane M. Ellis
Address: 5386 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001005004
5. Name: Thomas Howard Steele Trustee
Address: 5384 Harlem Road
City, State, Zip: Galena, Ohio 43021
Parcel ID: 31632001005007
6. Name: Deborah Ann Cowan-Steele Trustee
Address: 5384 Harlem Road
City, State, Zip: Galena, Ohio 43021
Parcel ID: 31632001005007
7. Name: Blair McCreary
Address: 5378 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001005002
8. Name: Patty McCreary
Address: 5378 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001005002
9. Name: Jerry Whittaker
Address: 5360 Harlem Road
City, State, Zip: Galena, Ohio 43021
Parcel ID: 31632005008000
10. Name: Benjamin E. Ritterspach
Address: 5353 Harlem Rd
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001002000
11. Name: Brian M. Erwin
Address: 11296 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001002001
12. Name: Sara L. Erwin
Address: 11296 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001002001
13. Name: Christy Mae Richardson
Address: 11338 Center Village Road
City, State, Zip: Galena, Ohio 43021
Parcel ID: 31632001002002
14. Name: Tanner J Richardson
Address: 11338 Center Village Road
City, State, Zip: Galena, Ohio 43021
Parcel ID: 31632001002002
15. Name: Robert R. McFarling
Address: 11420 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003001
16. Name: Janeen K. McFarling
Address: 11420 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003001
17. Name: Charles C. Fritsch
Address: 11494 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003006
18. Name: Monica A H Fritsch
Address: 11494 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003006
19. Name: David W. Clark Trustee
Address: 11500 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003011
20. Name: Beth Ann Clark Trustee
Address: 11500 Center Village Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003011

Application#: HTZC ODA _____
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Neighboring Properties Worksheet

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21. Name: Raivo M Murnieks
Address: 5419 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003008

22. Name: Kimberly A Murnieks
Address: 5419 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003008

23. Name: Eric Demorest
Address: 5405 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003009

24. Name: Jessica Barnhart
Address: 5405 Harlem Road
City, State, Zip: Westerville, Ohio 43082
Parcel ID: 31632001003009

25. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

26. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

27. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

28. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

29. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

30. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

31. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

32. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

33. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

34. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

35. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

36. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

37. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

38. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

39. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

40. Name: _____
Address: _____
City, State, Zip: _____
Parcel ID: _____

File No: 20040922

Survivorship DEED

KNOW ALL MEN BY THESE PRESENTS, that Jeffrey H. Baxter and Connie H. Baxter, Husband and Wife, for valuable consideration paid, grant with general warranty covenants to Jeannie M. Bailey and Michael J. Gloeckner, wife and husband, for their joint lives, remainder to the survivor of them, whose tax-mailing address is:

5383 Harlem Road
Galena, OH 43021

the following REAL PROPERTY:

Situated in the Township of Harlem, County of Delaware, State of Ohio, said tract being from the north end of the West Tier of Farm Lot 1, Section 3, Township 3, Range 16, United States Military Lands, and said tract being from parcels conveyed to Mary Mable Wurm as First, Second, Third and Fourth Tracts by deed of record in Deed Volume 425, page 315 (all deed references herein being to the Delaware County Recorder's Office), the total area of said four tracts being 77.29 acres by deed, 78.00 acres by tax map and 76.620 acres by actual survey and said tract to be conveyed herein being more particularly described as follows:

Commencing for point of reference at a P.K. nail found (replaced by a railroad spike set) at the intersection of the centerline of County Road 17 (aka Harlem Road) and County Road 25 (aka Center Village Road), said spike also being in the north line of the West Tier of Farm Lot 1, said spike also being in the north line of the original 77.29 acre Wurm tract and said spike now being the northwest corner of 5.002 acres conveyed to Jeffery E. and Janice C. Markeson by deed of record in Deed Volume 540, Page 248;

Thence South 13 deg. 00' 00" East with the centerline of Harlem Road a distance of 520.19 feet to a P.K. nail found at the southwest corner of the 5.002 acre Markeson tract, said nail also being the northwest corner of the herein described tract and the TRUE POINT OF BEGINNING for this description.

Thence with the south line of the 5.002 acre Markeson tract the following two courses:

- 1) North 61 deg. 13' 10" East (passing over an iron pipe found at 31.17 feet) a distance of 147.67 feet to an iron pipe found;
2) North 63 deg. 49' 12" East a distance of 443.70 feet to an iron pipe found at the southeast corner of said 5.002 acre Markeson tract;

Thence South 13 deg. 46' 45" East a distance of 525.48 feet to an iron pin set;

Thence North 87 deg. 34' 09" West (passing over an iron pin set at 571.88 feet) a distance of 603.00 feet to a P.K. nail set in the centerline of Harlem Road;

Thence North 13 deg. 00' 00" West with the centerline of Harlem Road a distance of 223.66 feet to a P.K. nail and the point of beginning.

The above described tract contains 5.001 acres of land more or less and is subject to all easements, rights-of-way and restrictions (if any) of previous record as well as the easements attached hereto and made a part hereof and titled "Description of Easements across 5.001 Acre Tract"

All iron pins set are 1/2" x 30" long rebar with a yellow plastic cap imprinted with "A. Hergatt P.S. 5824."

As a basis of bearings for the above described survey, the centerline of Harlem Road south of Center Village Road was taken as North 13 deg. 00' 00" West from previous and adjacent surveys.

The foregoing description was prepared from an actual survey of the premises made by Hergatt and Associates, Westerville, Ohio.

APPROVED FOR Transfer
Chris Bauserman
Delaware County Engineer

Parcel Number: 316-320-01-003-004

More Commonly Known As: 5383 Harlem Road, Galena, OH 43021

200400031903
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
07-12-2004 At 09:42 a.m.
DEED 28.00
OR Book 523 Page 913 - 914

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

200400031903
WUPREME TITLE AGENCY
471 E BROAD ST
STE 1800
COLUMBUS, OH 43215

Delaware County

The Grantor Has Complied With Section 319.202 Of The R.C.

398 S. Grant Ave. Columbus, OH 43215
Phone (614) 228-3728 Fax (614) 228-3753

DATE 7/12/04 Transfer Tax Paid 750.00
TRANSFERRED OR TRANSFERRED NOT NECESSARY
Delaware County Auditor By [Signature]

This conveyance is subject to: 1) the lien of any installments of real estate taxes and assessments, if any not due and payable as of the date hereof, 2) restrictions, easements, conditions and reservations of record, 3) and zoning ordinances

Prior Deed Reference: **Official Record 590, Page 749**

IN WITNESS WHEREOF the said **Jeffrey H. Baxter and Connie H. Baxter, Husband and Wife** have hereunto set their hand this 7 day of July, 2004.

Signed and acknowledged in presence of:

X Jeffrey H. Baxter
Jeffrey H. Baxter

X Connie H. Baxter
Connie H. Baxter

STATE OF OHIO,
COUNTY OF Delaware, SS:

BE IT REMEMBERED, That on this 7 th day of July, 2004, before me, the subscriber, a Notary Public in and for said county, personally came **Jeffrey H. Baxter and Connie H. Baxter, Husband and Wife**, and acknowledged the signing of the same to be **their** voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Rhonda S. McIntyre
NOTARY PUBLIC



RHONDA S. McINTYRE
Notary Public, State of Ohio
My Commission Expires 03-08-09

This instrument was prepared by:

Steven H. O. Fireman
471 East Broad Street, Suite 1800
Columbus, Ohio 43215
(614)222-0942