

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of the January 9, 2018 Meeting

Members Present: Mark O'Loughlin, Chairman; Doug Owsley, Vice Chairman; Bruce Steele, Christy Overla, Natalie Jennings (alternate)

Members Absent: Bill Gallaer

Staff Present: Connie Swisher, Zoning Inspector; Dana Scott, Zoning Specialist II; Alicia Armentrout, Zoning Specialist I

Mr. O'Loughlin called the meeting to order at 7:00pm

Mr. O'Loughlin asked for a motion to approve the minutes of the December 12, 2017 meeting.

Mr. Owsley made a motion to approve the minutes as written. Seconded by Ms. Overla. All members voted in favor to approve.

Mr. O'Loughlin swore in those wishing to speak.

**Old Business:** None

**New Business:** (A) Conditional Use Application No. 186-CU-18

**Applicant:** Kyle Wilson, Franklin Soil and Water Conservation District, 1404 Goodale Blvd. #100, Columbus, Ohio 43212

**Location:** Parcel Nos. 240-000178, 240-000286, 240-002186

**Request:** To grant a Conditional Use from the provisions of Sections 1533 #4 and 1535 #1 of the Prairie Township Zoning Resolution; to allow Franklin Soil and Water Conservation District to continue a restoration project of the Hellbranch Meadows Stream and Wetland in the floodway.

Staff Presentation: Connie Swisher, Zoning Inspector

- Ms. Swisher gave a presentation for Hellbranch Meadows, including location, zoning specifications, restoration plans, goals, and long term use of the property
- Prairie Township has received a Land Use Disturbance permit which was approved. Also required are a Prairie Township Conditional Use permit, Prairie Township Zoning Compliance, and Franklin County NFIP permit. Franklin County Floodplain Manager's report recommends approval with three stipulations:
  1. Applicant receives NFIP permit
  2. Applicant notifies adjacent communities and ODNR as required in Resolution
  3. Applicant receives any additional permits from federal and state agencies

Applicant: Kyle Wilson, Franklin Soil and Water Conservation District, 1404 Goodale Blvd., Columbus, Ohio 43212

- Mr. Wilson gave a brief history of Franklin Soil and Water Conservation District and its general goals regarding conservation easements, stormwater conservation easements, land protection projects, etc.
- Property (200acres) was purchased by FSWCD with the intent to restore it
- Design was created by a consultant (Chad Kettlewell, Coldwater Consulting) to take an existing main channel from a poor condition ditch and restore it more towards its natural condition
- Long term: This will be a demonstration area for conservation practices for environmental education
- Timeline: With approvals, anticipate having a contract in place in the next few months, clearing work will need to take place in March to kick off project with 1yr to 18mo construction of the stream and wetland and plantings
- End result: Similar to a Metro Parks

#### SPEAK FOR

Erin Hull, 844 Alton Road, Galloway, Ohio 43119

- Pleased that they are planning to keep the area natural
- Concerned with the clearing area of trees as well as with tree debris and machinery sitting for a long period of time like the Clover Groff restoration project

#### SPEAK AGAINST

Tad Hay, 6144 W Broad Street, Galloway, Ohio 43119

- Questioned the purpose of the project

Tim Radditch, 950 Murnan Road, Galloway, Ohio 43119

- Glad they are doing something with this property
- Concerned with construction traffic and equipment sitting

Larry Crist, 635 Murnan Road, Galloway, Ohio 43119

- Concerned that this project will make the drainage problems in the area worse
- Concerned that this will increase the population
- Asked if residents will continue to be able to drain onto the wetlands

David Reedy, 981 Alton Road, Galloway, Ohio 43119

- Asked if aerator drainage running into Hellbranch would still be permitted

#### Applicant Clarification/Rebuttal

Kyle Wilson, FSWCD

- Tree clearing –The intent is to keep most of the trees and reforest
- Floodplain – Cannot definitively say that they are going to make things better, but will not make things worse or cause more flooding
- Equipment storage – Murnan Road - long gravel road back to staging area; Alton Road - will be able to see equipment

- Public Access – Elected Board from FSWCD will hear requests asking for permits
- Drainage (existing) – If a tile is broken, they are required to find out where it goes, if it is working, how to fix it, etc. to maintain existing flow

Jeff Straten, 712 Murnan Rd, Galloway, Ohio 43119

- Asked who oversees the fixing of broken tiles and their accountability
- Concerned that the County doesn't know where it's going
  - Mark O'Loughlin, Chairman - Explained that the county may run cameras through tiles simply by residents requesting (referenced Elnora Rd)
  - Kyle Wilson, FSWCD
    - Intend on fixing failed tiles and repairing any that are damaged.
    - Explained this is part of a larger effort to get failing systems back to ecological standards for streams
    - Explained that aerators will still be permitted but must be maintained by owners

Christy Overla

- Asked about the timeline for the bidding process
  - Kyle Wilson, FSWCD – Explained the estimated timeline from bidding to completion and the safety aspect of the project and contractor accountability with EPA standards

Bruce Steele

- Asked where the equipment would be located/parked
  - Kyle Wilson, FSWCD – gravel road and parking area (as on shown on submitted plans)

Erin Hull

- Asked what the hours of construction would be
  - Kyle Wilson, FSWCD - 6am-6pm Monday through Friday with no weekend work

Natalie Jennings

- Asked what the ongoing communication plan was with residents
  - Kyle Wilson, FSWCD – Progress will be shown on their website
- Asked if this was the first project of its kind
  - Kyle Wilson, FSWCD – Similar projects: Clover Groff, Frank's Park, Spindler Park, Wetland Restoration Metro Parks

Tad Hay

- Asked why Prairie ended up a swamp
  - Kyle Wilson, FSWCD – Explained how stream restoration works
- Concerned that they are spending all this money and not helping anyone's property
  - Kyle Wilson, FSWCD – Explained how the EPA funding worked

Kyle Wilson, FSWCD

- Addressed the concern regarding mosquitoes

Larry Crist

- Asked if the project would help the water flow
  - Kyle Wilson, FSWCD – Explained the goals of the project

Tim Radditch

- Asked about liability, no trespassing signs, and communication with residents
  - Kyle Wilson, FSWCD – Explained that the no trespassing signs are temporary; access will be granted by FSWCD Board approval
- Asked what type of education programs would be offered
  - Kyle Wilson, FSWCD – Unknown at this time

Doug Owsley

- Reminded residents that the decision tonight is a conditional use for work being done in the floodway; project approval is not before this board

Christy Overla

- Asked what benefit does Franklin Soil and Water get from this project.
  - Kyle Wilson, FSWCD – Franklin Soil and Water is tax-exempt and is a Political subdivision of the State of Ohio

Cathy Schmezler

- Asked if there was going to be a project/construction trailer for resident information
  - Kyle Wilson, FSWCD – Can contact him at his office, on his cell, or by email with any questions

Ms. Pritchard, 955 Murnan Road, Galloway, Ohio 43119

- Asked if they will be using pesticides or herbicides
  - Kyle Wilson, FSWCD – Some will be used to treat tree stumps

Ms. Swisher

- Explained why a Conditional Use is needed, citing the Prairie Township Zoning Resolution Sections 1533 #4 and 1535 #1
  - Kyle Wilson, FSWCD – Explained they were moving the water away from the power lines to improve stream quality which requires work in the floodway

Tad Hay

- Asked if there were plans for a walking path.
  - Kyle Wilson, FSWCD – EPA placed further restrictions on property use, but granted the use of a trail
- Asked if this project will put the stream back to where it was 100yrs ago
  - Kyle Wilson, FSWCD – Explained that it will make it similar to what it was previously

Motion to approve as submitted with additions of Franklin County's (Matt Brown) requirements was made by Mr. Owsley. Seconded by Mr. Steele.

1. Applicant receives NFIP permit from Franklin County

2. Applicant notifies adjacent communities and ODNR as required in the Section 1545 in the Prairie Township Zoning Resolution
3. Applicant receives any necessary permits from applicable city and state agencies

#### Roll Call Votes

|                |     |
|----------------|-----|
| Ms. Jennings   | For |
| Mr. Steele     | For |
| Ms. Overla     | For |
| Mr. Owsley     | For |
| Mr. O'Loughlin | For |

#### **The Conditional Use is Granted**

#### Election of Officers

- Motion to nominate Mark O'Loughlin for Chairman was made by Ms. Overla. Seconded by Mr. Steele.
- Motion to nominate Doug Owsley for Vice Chairman was made by Ms. Overla. Seconded by Mr. Steele.
- Motion to nominate Bill Gallaer for Secretary was made by Doug Owsley. Seconded by Mr. Steele.

Next Meeting: March 13<sup>th</sup>, 2018 at 7pm (no meeting in February due to a blank agenda)

Adjournment: 8:33pm

Submitted by Alicia Armentrout, Zoning Specialist I