

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of February 14th, 2017 Meeting

Members Present: Bill Gallaer, Doug Owsley, Christy Overla, Bruce Steele (alternate)

Others in Attendance: Connie Swisher and Dana Scott (Zoning Department)

The meeting was called to order at 7:03 P.M. by Mr. Owsley

Mr. Owsley called for the approval of the minutes from the January 10th, 2017 meeting.

Ms. Overla made a motion to approve the minutes. There was a second by Mr. Steele. All members voted in favor to approve.

Old Business: Continue discussion regarding text amendments, rezoning New Rome to GB and the West Broad Street Corridor Overlay District.

Ms. Swisher spoke of the recommended changes to Article 18 and The West Broad Street Overlay District that was passed out to members by email and hard copy by mail. She asked the Board how they would like to review them. The Board said that they would like to review over several meetings.

Ms. Swisher said that the Zoning Commission would like our input and would like us to attend their meetings to discuss any concerns that the BZA has.

A discussion was held concerning the BZA goal with this document and members agreed that there is a great need for clarification.

Mr. Owsley asked Ms. Swisher if the Zoning Board has to take into account any suggestions or changes that we would like to see and Ms. Swisher said that they really don't have to. He also asked what the Zoning Commissions expectation is from us. Ms. Swisher stated that did not know of their expectations at this time.

Mr. Owsley suggested that the BZA members read thru the notes to see if any changes stick out and need further review.

The Board continued to review the notes and express concerns of clarification of terms used in the document. Further notes were added to the document for review.

The Board Members expressed concerns about the wording and text in the new overlay documents. Terms and definitions need to be further explained and refined

A discussion was held concerning the sanitary line that runs under the North side of West Broad Street at approx: 50' from the curb. With the new Overlay moving all the new structures forward toward West Broad, it may be a problem to build those structures and could create a new problem and create a lot of new variances on the North side. A new application to the Zoning office brought this issue to light.

Discussions continued through page 12 and pedestrian access. Board discussed 1804 1a and location of entrances.

Announcements:

Open house tomorrow February 15th

Zoning Commission has invited BZA to their meetings for further discussions.

Application next month concerning old McDonalds property.

Adjournment: 8:13 pm

Submitted by: Bill Gallaer