

**PRAIRIE TOWNSHIP ZONING COMMISSION
MEETING MINUTES: APRIL 23, 2019**

ATTENDANCE

Members Present: Christopher Finn, Chairman; Melvin Jones, Vice-chairman;
Hulda Moffitt, Secretary; Bruce Whyte

Member Absent: Howard Balzer

Alternate Members Present: Nancy Daniels, Kevin Dye

Staff Present: Connie Swisher, Zoning Inspector
Alicia Armentrout, Zoning Specialist

Resident Guests Present: Joe Meijer
Raymond Daniels

CALL TO ORDER

Christopher Finn, Chairman, called the meeting of the Prairie Township Zoning Commission to order at 3pm on Tuesday, April 23, 2019, at the Township Hall, 23 Maple Drive, Columbus, Ohio 43228.

Because of Mr. Balzer's absence, Chairman Finn asked Kevin Dye to join the other board members at the conference table.

MEETING MINUTES

Mr. Finn asked for a motion to approve or correct the minutes for February 26, 2019, Prairie Township Zoning Commission meeting. (There was no meeting in March.)

Ms. Moffitt made a motion to approve the February 26, 2019, meeting minutes as written; motion seconded by Mr. Jones.

Roll call as follows:

1. Kevin Dye Aye
2. Hulda Moffitt Aye
3. Bruce Whyte Aye
4. Melvin Jones Aye
5. Christopher Finn Aye

OLD BUSINESS**Continued Review & Discussion of Text Amendments****Presented by Connie Swisher****Editorial Notes**

A print copy of proposed zoning text amendments in Articles 6, 10, and 18, and a "Summary Guide" of all amendments to be discussed was provided to board members.

Ms. Armentrout explained that going forward text changes discussed at previous meetings would be printed in red ink. New changes in text to be discussed at the current meeting will be highlighted in yellow.

Ms. Swisher used a computer-generated video of proposed zoning text amendments to accompany her verbal presentation.

ARTICLE 6: AMENDMENT**Section 605: Submission to County or Regional Planning Commission**

Action: Delete entirely

Comment: ORC 519.07 and 519.12, law changes, eliminate the requirement for home rule townships to submit zoning amendments to the county planning commission. This change in law will have the effect of shortening the amendment process, possibly by as much as three months.

Section 606: Submission to Director of Transportation

Action: Delete entirely

Comment: This is an outdated requirement that is no longer applicable.

ARTICLE 10: SUPPLEMENTARY DISTRICT REGULATIONS**Section 1009: Accessory Buildings in Residential Districts**

Action: Add additional sentence

In all cases, however, the building shall be required to comply with all setback requirements specified in this Resolution, **accessory buildings shall not be located in front of any principal structure**, and shall be anchored to the ground to protect public health and safety.

Comment: Even if an accessory building meets the setback requirements, it cannot be located in front of any principal structure.

Section 1015: 2.a) Parking and Storage Requirements

Action: Add text to last sentence

When parked or stored outside an enclosed structure, the recreational vehicle shall be **parked on a hard surface** located no closer than fifteen feet from any right-of-way line **and a minimum of one (1) foot from any adjoining lot line.**

Comment: The hard surface requirement applies only to the R6, Medium Density Residential, zoning district.

ARTICLE 18: WEST BROAD STREET CORRIDOR OVERLAY DISTRICT**Section 1802: Definitions****8. Façade Coverage**

Action: Delete definition entirely

Comment: Definition will not be applicable if item 4.a), "Façade Coverage" in Section 1803, Building Orientation, is deleted, as proposed.

Section 1803: Building Orientation**2.b) Corner Lots**

Action: Reorganize wording to make sentence clear

Buildings on corner lots shall occupy the corner, with **one side of the building** façade ~~of the building~~ located within the Façade Zone of the intersecting side street.

4. Façade Coverage (See also 1815: 1.a)v and 1.b)iv

Action: Delete #4 entirely

For developments with a single primary structure, the front façade of the building shall cover a minimum of sixty percent (60%) of the lot width located within the Façade Zone. For developments with multiple primary structures, the required sixty percent (60%) of façade coverage is measured as

Comment: The problem with the 60% requirement is that the building may not be as wide as 60% of the lot width. For example, the front façade of a Chipotle restaurant requested to be built on the corner of North Murray Hill and West Broad Street, in front of Giant Eagle, would not be as wide as 60% of the lot width.

Section 1807: Automobile-Oriented Facilities/Site Design**1.b)i.ii.iii External Drive-Thru Facilities Located in a Shopping Center**

Action: Replace entire item b with new text

- b) External drive-thru facilities located in a shopping center may be located on any side and meet the following:
- i. Vehicle traffic – maintain continual control traffic flow entering and exiting the shopping center;
 - ii. Pedestrian traffic – drive-thru traffic shall be located away from pedestrian access;
 - iii. Emergency vehicle access – all access must be approved by the Fire Department.

Landscaping and screening must be provided between the drive-thru and any street.

Section 1808: Architectural Standards

3.c) Horizontal Articulation

The cap may be comprised of a cornice, projecting eave, or Expression Line within three (3) feet from the top of the building or parapet.

Action: Delete or determine meaning of the word “cap”

Comment: The term “cap” is not included in Section 1802, Definitions. Also, Figure 17 on page 23, Section 1809, Signs, does not include the term “cap.”

Following a discussion, board members decided that the “cap” included all elements at the top of the building in Figure 17 except the “Expression Line,” which is according to the illustration, located at the middle of the building. Therefore, rather than deleting the word “cap” from the text, the words “or Expression Line” should be removed.

Revised Version:

The cap may be comprised of a **cornice and or projecting eave** within three (3) feet from the top of the building or parapet.

Section 1809: Signs

Action: Add text that specifies the number and size of signs permitted

- 1. Each business shall be permitted one (1) wall, canopy, or awning sign.**
2. Projecting signs (blade or pendant style) shall be located within six (6) linear feet of the primary entrance of the tenant space to which the sign is associated. Projecting signs may extend above a public sidewalk, but shall be located at least eight (8) feet above grade.
Each business shall be permitted one (1) projecting sign not to exceed three (3) square feet.

Comment: A rewrite of Section 1809 was presented and discussed at the January 22, 2019, meeting of the Zoning Commission. The Sign Section was renumbered and rewritten to separate the type of signs: Wall Signs, Canopy Signs, and Awning Signs. This was done in order to clarify the requirements for illumination, size, area, and number of signs permitted.

Section 1815: Medical Campus Sub-District

1. Setbacks & Building Orientation

1.a)iv Setbacks & Building Orientation

Action: Delete last sentence in item #v

There are no minimum façade coverage requirements for the Hospital campus.

Comment: Sentence will not be applicable if item 4.a), “Façade Coverage” in Section 1803 is deleted, as proposed.

1. Setbacks & Building Orientation

1.b)iv Secondary Street Frontage

Action: Delete last sentence in item #iv

Comment: Sentence will not be applicable if item 4.a), “Façade Coverage” in Section 1803 is deleted, as proposed.

ANNOUNCEMENTS

The Prairie Township Spring Cleanup & Rain Barrel Workshop

Ms. Swisher said that the 2019 Prairie Township Spring Cleanup will be held Thursday through Saturday, May 2-4 and Thursday through Saturday, May 9-11, at 6725 Alkire Road. Hours on Thursday and Friday are 10am to 8pm; hours on Saturday are 10am to 4pm.

The Franklin County Soil and Water Conservation District will hold a rain barrel demonstration and distribute information at the Spring Cleanup on Saturday, May 11, 11am to 12 noon.

Upcoming Meeting

Mr. Finn stated that the next meeting of the Zoning Commission will be May 28, 2019, at 3pm at the Township Hall.

ADJOURNMENT

There being no further business before the Prairie Township Zoning Commission, Mr. Finn adjourned the meeting at 4pm.

Respectfully submitted,
Hulda Moffitt, Secretary