

**PRAIRIE TOWNSHIP ZONING COMMISSION
PUBLIC HEARING MINUTES: AUGUST 27, 2019**

ATTENDANCE

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

Alternate Members Present: Nancy Daniels, Kevin Dye

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

Resident Guests Present: Joe Meijer

CALL TO ORDER

Christopher Finn, Chairman, called the public hearing of the Prairie Township Zoning Commission to order at 3pm on Tuesday, August 27, 2019, at the Township Hall, 23 Maple Drive, Columbus, Ohio 43228.

MEETING MINUTES

Mr. Finn asked for a motion to approve or correct the minutes for the July 23, 2019, Prairie Township Zoning Commission meeting.

Mr. Balzer made a motion to approve the July 23, 2019, meeting minutes as written; motion seconded by Mr. Whyte.

Roll call as follows:

1. Howard Balzer Aye
2. Bruce Whyte Aye
3. Hulda Moffitt Aye
4. Melvin Jones Aye
5. Christopher Finn Aye

Motion passed unanimously.

OLD BUSINESS None

NEW BUSINESS

Zoning Application No. 183-RZ-19

Mr. Finn stated that the matter being considered for recommendation to the Board of Trustees at this public hearing is Application No. 183-RZ-19. This Application is a request to amend numerous sections of the Prairie Township Zoning Resolution. The applicant/owner is the Prairie Township Trustees. The location is 23 Maple Drive, Columbus, Ohio 43228.

Mr. Finn asked if anyone present wanted to be heard on Application No. 183-RZ-19.

Ms. Swisher responded that she wanted to provide explanation and commentary on the contents of the application.

Mr. Finn recognized Ms. Swisher's request to be heard. He administered the oath to tell the truth to Ms. Swisher. She so swore in the affirmative.

As a prelude to her formal remarks, Ms. Swisher noted that Commission members and other persons in attendance had been provided with the most recent print copy of all proposed textual revisions to the Zoning Resolution in Application No. 183-RZ-19. She pointed out that the August version of the document included two modifications that were not in the July version.

1. Section 1353: Submission to County Regional Planning Commission

This section duplicated the title of and verbiage in Section 606, which had been previously deleted because submission to the Regional Planning Commission is no longer required by law. Therefore, the outdated requirement must be deleted from both sections.

2. Section 1806: Parking: 1b)i., Option 1

In order to be consistent with Figure 11 (page 209), which illustrates a street wall built of both brick and wrought iron, the word "or" must be changed to "and." Rather than solely one or the other, both materials can be used in a street wall.

Street Wall: Where a surface parking lot or vehicular use area is located within ten (10) feet of the sidewalk/Pedestrian Zone, a low masonry street wall ~~or~~ and wrought iron-style fence treatment shall be installed between the property line and edge of parking (see Figure 11).

Ms. Swisher used a computer-generated video of Application No. 183-RZ-19 to accompany her verbal explanation of the proposed zoning text amendments.

Sections with textual revisions in Application No. 183-RZ-19 are:

Prairie Township Zoning Resolution

Article	Section	
6	Amendment	605 Submission to County or Regional Planning Commission
6	Amendment	606 Submission to Director of Transportation
10	Supplementary District Regulations	1009 Accessory Buildings in Residential Districts
10	Supplementary District Regulations	1015-2a Parking and Storage Requirements
11	Off-Street Parking and Loading Facilities	1101 Required Parking and Loading Plan
13	Planned Unit Development	1353 Submission to County or Regional Planning Commission (see Section 606)
18	WEST BROAD STREET CORRIDOR OVERLAY DISTRICT	1800 Purpose and Intent
18	WBSCOD	1801-4b Applicability, Extent and Compliance 1801-5a 1801-6a
18	WBSCOD	1802 Definitions
18	WBSCOD	1803-2b Building Orientation
18	WBSCOD	1803-4 Building Orientation/Façade Coverage
18	WBSCOD	1806-1.)bi Parking
18	WBSCOD	1807 Automobile-Oriented Facilities/Site Design
18	WBSCOD	1807-1.)b Automobile-Oriented Facilities Design/Drive Thru Facilities
18	WBSCOD	1808-3c Architectural Standards 1808-3d
18	WBSCOD	1809 Signs
18	WBSCOD	1812 Open Space Provisions
18	WBSCOD	1815-1.)v Medical Campus 1815-1.b)iv Sub-District/Façade Coverage

Mr. Finn inquired if there were any questions, comments, or concerns from board members or guests regarding the proposed textual revisions to the Prairie Township Zoning Resolution in Application No. 183-RZ-19 as included in the print document and presented by Ms. Swisher. There being none, Mr. Finn concluded that no further discussion was required.

Mr. Finn asked for a motion about the proposed textual revisions to the Prairie Township Zoning Resolution in Zoning Case No. 183-RZ-19.

Motion by Howard Balzer, seconded by Bruce Whyte, to recommend approval with modifications to the proposed textual revisions to the Prairie Township Zoning Resolution in Zoning Case No. 183-RZ-19, which amendment consists of textual revisions to be made in Sections 605, 606, 1009, 1015, 1101, 1353, 1800, 1801, 1802, 1803, 1806, 1807, 1808, 1809, 1812, and 1815 of the Prairie Township Zoning Resolution. All to be attached and made part of this record. This recommendation is to be forwarded to the Prairie Township Board of Trustees for consideration, pursuant to Ohio Revised Code Section 519.2

Roll call as follows:

1. Bruce Whyte Aye
2. Melvin Jones Aye
3. Christopher Finn Aye
4. Howard Balzer Aye
5. Hulda Moffitt Aye

Motion passed unanimously.

ANNOUNCEMENTS

Upcoming Meeting

Mr. Finn stated that the next regular meeting of the Zoning Commission will be on Tuesday, September 24, 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 3:30pm.

Respectfully submitted,
Hulda Moffitt, Secretary