

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of June 12, 2007 Meeting

Members Present: Christy Overla (Chairman), Jan Pitts, Betty Danish, and Bill Gallaer

Members Absent: Mark O'Loughlin

Others in Attendance: Connie Swisher, Dana Scott (Zoning)

The meeting was called to order at 7:00 P.M.

Chairman, Ms. Overla called for the approval of the minutes of the May 8, 2007 meeting.

Ms. Pitts moved to approve the minutes as submitted, Ms. Danish seconded. The motion carried unanimously.

Chairman, Ms. Overla swore in all of those in attendance wishing to speak.

Old Business: Question about property at 265 Cole Road. Ms. Swisher said two vehicles on property still need tagged and dumpster is being brought out. Chairman Overla asked if property is in compliance and Ms. Swisher replied yes except for two vehicles.

Announcement: Chairman Overla told both parties that a full Quorum of the Board is not present and they may table their cases to the next meeting or proceed. All parties said they would proceed.

New Business:                   A) Conditional Use Application No: 165-CU-07

Applicant:                   Rick Hill, 6499 Tamara Avenue, Galloway, Ohio 43119

Owner:                       Rick Hill, 6499 Tamara Avenue, Galloway, Ohio 43119

Location:                   6499 Tamara Avenue, Galloway, Ohio 43119

Request:                    To Grant a conditional use from the provisions of Section 1535 #6, to allow owner to fill in an existing in-ground pool With fill dirt located within the Floodway Fringe.

Ms. Scott presented the facts of the application to the board. Property is zoned R-2 Low Density residential Ms. Swisher showed slides of the property showing various views of the property from different directions. NFIP permit has been obtained from Franklin

County. Applicant filled in pool and didn't know he needed permit. He came forward to obtain permit.

Mr. Hill 6499 Tamara Avenue spoke for and stated his case about filling in the pool citing safety issues with his children. Pool was filled in about 45 days ago.

Art O'Cade 6496 Tamara Avenue spoke for applicant.

No one spoke against.

Chairman Overla asked board for a motion:

MOTION: To grant a conditional use from the provisions of Section 1535 #6, to allow owner to fill in existing in-ground pool With fill dirt located within the Floodway Fringe.

Motion by: Ms. Pitts to approve as written.  
Seconded by: Ms. Danish  
Recorded Vote: Jan Pitts: For  
Betty Danish: For  
Bill Gallaer: For  
Chairman: Christy Overla: For  
Motion passed unanimously.

New Business:

B) Conditional Use Application No. 166-CU-07

Applicant: Anthony Worthington, 160 Alton Road, Galloway, Ohio 43119

Owner: Anthony and Carrie Worthington, 160 Alton Road, Galloway, Ohio 43119

Location: 160 Alton Road, Galloway, Ohio 43119

Request: To grant a conditional use from the provisions Section 1535 #1, to allow owner to build within the Fringe.

Ms. Scott presented the facts of the case to the board. She showed pictures of property and Property zoning is R-2. Ms. Scott showed pictures of addition to property which was heard by the board in September of 2006.

Anthony Worthington 160 Alton Road spoke for the application.

Chairman Overla asked if there would be a driveway to the pole barn and Mr. Worthington said yes and it had to be asphalt. Ms. Overla asked if property ever floods and Mr. Worthington replied not since additions were made and downspouts installed. Ms. Overla asked if fields behind property ever flood and Mr. Worthington replied that only flooding he has seen is behind Mr. Stakely's house. Ms. Overla asked about sizes of cement pads.

Mr. Stakely 140 Alton Road spoke against the application. He stated that Mr. Worthington has been doing a lot of improvements before this case came to the board. Water drainage is sending more water to his property as it drains to the back and right of Mr. Worthington's property and towards his. Mr. Stakely said that Mr. Worthington has been making improvements without any discussion with his neighbors. He stated that his issue is the problem with the water drainage and Mr. Worthington should have known to come to the board before doing any more work. Mr. Stakely said that as Mr. Worthington covers more land it drains toward his property. Pictures showing rear of property were shown to the board again. Mr. Stakely said he gets water in his basement and yard with heavy rains, it becomes a moat around his house. He stated that even before Mr. Worthington came to the neighborhood he had flooding. Ms. Danish where do downspouts drain to and Mr. Worthington replied through plastic pipes to the rear of his property.

Ms. Swisher stated that according to Code, 15% of lot can be covered in an R-2 District.

Discussion about the development of property behind houses on Alton Road. Ms. Swisher stated that Mr. Worthington has met codes.

Chairman Overla asked for a motion from the board:

MOTION: To grant a Conditional Use from the provisions of Section 1535 #1, to allow owner to build within the Floodway Fringe, with the following stipulations:

- 1) Driveway to be gravel to barn and carport surface to be built to Franklin County Regulations.
- 2) Mr. Worthington must continue to obtain any NFIP permits when screened-in porch is constructed and insure that the drainage is to the East of the property and not to the North.

Motion:	Mr. Gallaer	
Seconded by:	Ms. Pitts	
Recorded Vote:	Jan Pitts:	For
	Betty Danish:	For
	Bill Gallaer:	For
Chairman:	Christy Overla:	For

Motion passed unanimously

Announcements: None

Adjournment: 7:54 P.M.

Submitted By: Bill Gallaer