

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of November 13, 2007 Meeting

Members Present: Christy Overla, Mark O'Loughlin, Lee Shoaf, and Bill Gallaer

Members Absent: Jan Pitts

Others in Attendance: Dana Scott, Molly Mooney

The meeting was called to order at 7:05 P.M.

Chairman, Ms. Overla called for the approval of the minutes of the July 10, August 14, September 11, and October 9, 2007 meetings as there was nothing on those agendas. Mr. O'Loughlin moved to approve the minutes as submitted, Mr. Gallaer seconded. The motion carried unanimously.

Chairman Overla swore in all of those in attendance wishing to speak and announced to the applicants to be aware that there is not a full board present and the applicants have a right to waive until next month if they chose. Applicants said they would proceed.

New Business:           A) Variance Application No: 509-VA-07

Applicant:               David Verzella, 4998 West Broad Street, Columbus, Ohio  
                                  43228

Owner:                    Lincoln Professional Building LLC, 937 Dennison Avenue  
                                  Columbus, Ohio 43201

Location:                4998 West Broad Street Columbus, Ohio 43228

Request:                 To Grant a variance from the provisions of Section 1202, to  
                                  Permit owner to have a sign that contains an electronic  
                                  Message center.

Ms. Scott presented the facts and pictures of the property to the board. Ms. Scott showed slides of the property showing various views of the property. Zoned GB.

Applicant and Owner David Verzella spoke for the variance. Mr. Verzella spoke about the sign being consistent with the architecture of the building. He said he was not aware previously that he needed a variance and he is now here to comply. Mr. O'Loughlin asked the applicant if he had seen a list of stipulations for the sign and Mr. Verzella said yes.

Mr. James Mueller spoke and complimented what had been done so far on the property. He said it would benefit the property to have the dumpsters enclosed with a working gate because it produces a positive statement for the property and the Broad Street Corridor. Ms. Overla asked Mr. Mueller if he is asking for fencing around the dumpster. Mr. Mueller again said it should be a dumpster enclosure with a working gate. Ms. Overla said that she drove around adjacent properties to look at dumpsters. Mr. Verzella said that he is not opposed to putting up enclosure around dumpster but the cost is not in his budget at this time. He would try to other bids on the project. Ms. Overla said that this is only a request that he put up the enclosure and not contingent on this variance.

Ms. Overla asked the board for a motion:

MOTION: To grant a variance from the provisions of Section 1202  
To permit owner to have a sign that contains an electronic  
Message center.

Stipulations:

- 1) Only static messages(no animations of any kind)
- 2) Message duration to be at least 8 seconds.
- 3) Message transition to be fade out, fade in style-one second in duration
- 4) Messages to contain alphanumeric characters only
- 5) Sign to be no larger than submitted
- 6) All display elements to be the same single color.

Motion to approve by: MR. O'Loughlin

Seconded by: Lee Shoaf

Recorded Vote:

Mark O'Loughlin For

Lee Shoaf: For

Bill Gallaer: For

Chairman: Christy Overla: For

Motion passed unanimously.

New Business:

B) Conditional Use Permit No. 167-CU-07

Applicant: John Burns, John Burns Construction, 5750  
Branding Iron Court Galloway, Ohio 43119

Owner: Jose Aguirre, 570 Amity Road Galloway, Ohio

43119

Location: 570 Amity Road, Galloway, Ohio 43119

Request: To grant a Conditional Use from the Provisions of Section 1535, to permit owner to Construct/build within the 100 year floodplain

Ms. Scott presented the facts of the case to the board. She showed pictures of property. Ms. Overla asked if home was use for business. Ms. Scott and applicants said no. NFIP permits had been obtained from the county.

Mr. Burns spoke for applicant Jose Aguirre. Ms. Overla asked if he aware that permits were needed to do the work on the house that has already been done. Mr. Burns said he did not do that work and he is only helping Mr. Aguirre to get permits straightened out to please the board. Ms. Overla said its not about pleasing this board but following the law. Mr. Burns said that Mr. Aguirre did not know about permits to remodel house. Mr. Gallaer asked what was the purpose of the pole barn being built, and is he going to store work materials in it. Mr. Burns said that he has some animals out there and he is cleaning up his driveway area to store in that barn. Mr. Burns said that the pole barn is not going to be built now. Mr. O'Loughlin asked what plans there are for water drainage since this area is in floodplain. Mr. Burns said that he could grade it up so that comes off one side or the other of the driveway. There was further discussion about the floodplain and drainage issues on the property.

Mr. Gallaer asked if any permits had been pulled for the construction or completed additions. Mr. Burns said no. Ms Overla stated that we don't know if this house is safe because an engineer has not looked at it or inspections done. Mr. Burns said that they would have to get everything inspected to show its safe.

Mr. Cashel, 600 Amity Road said that he knows Mr. Aguirre and he is a hard working man. Mr. Cashel asked where the second pole barn would be located and he was shown the pictures and location. He was also concerned if livestock would be on property. Ms. Scott said that with this property he is allowed to have livestock. Mr. Cashel said that he has noticed increased drainage problems in the past few years.

Ms. Overla asked how long Mr. Aguirre has lived at the property and he replied 3 years.

Chairman Overla asked for a motion from the board:

MOTION: To grant a Conditional Use from the Provisions of Section 1535, to permit owner to construct/build within The 100 year floodplain.

Motion to approve: Mark O'Loughlin  
Seconded by: Lee Shaof  
Recorded Vote: Mark O'Loughlin: For  
Lee Shoaf: For  
Bill Gallaer: For  
Chairman: Christy Overla: For

Motion passed .

Announcements: One case pending for next months meeting on December 11<sup>th</sup>, 2007  
Adjournment: 7:50 P.M.

Submitted By: Bill Gallaer

