

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of February 12, 2008 Meeting

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

Members Absent: None

Others in Attendance: Dana Scott

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

Chairman, Mr. O'Loughlin called for the approval of the minutes of the January 8, 2008 meeting.

Ms. Williams moved to approve the minutes as submitted, Ms. Overla seconded. The motion carried unanimously.

Chairman O'Loughlin swore in all of those in attendance wishing to speak.

New Business: A) Variance Application No: 511-VA-08

Applicant: Custom Sign Center, John Gavin, 3200 Valleyview Drive,
 Columbus, Ohio 43204

Owner: Richard Smith, 333 Norton Road, Columbus, Ohio 43228

Location: Smith Purdum & Associates Agency Inc. 333 Norton Road
 Columbus, Ohio 43228

Request: To Grant a variance from the provisions of Section 1202,
 #1 & #2, to allow the owner to have a freestanding sign
 Containing an electronic message center.

Ms. Scott presented the facts of the request and a description of the property. Zoned Suburban Office. Variance is for purpose of replacing an existing sign with a new updated electronic message sign.

Mr. John Gavin (Custom Sign Center) spoke for the variance. He explained the new sign and the square footage involved. Mr. O'Loughlin asked if Mr. Gavin was familiar with other stipulations already put forth on signage by this board. He answered Yes.

Mr. Richard Smith (Owner) spoke for the variance and stated that he was aware of the stipulations also.

No one spoke against the variance.

Mr. O'Loughlin called for a motion:

MOTION: To grant a variance from the provisions of Section 1202 #1 & #2, to allow the owner to have a freestanding sign Containing an electronic message center.

Stipulations:

- 1) Only static messages (no animation 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:	Ms. Overla	
Seconded by:	Mr. Shoaf	
Recorded Vote	Ms. Overla	For
	Mr. Shoaf:	For
	Mr. Gallaer:	For
	Ms. Williams	For
	Mr. O'Loughlin	For

Motion passed unanimously

New Business: B) Variance Application No. 512-VA-08

Applicant: Krishna Choudhary. Hometown Inn, 4601 West Broad Street, Columbus, Ohio 43228

Owner: Mahasagar Inc. DBA Hometown Inn, 4601 West Broad Street, Columbus. Ohio 43228

Location: 4601 West Broad Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of Section 930 Table 2 Dimensional Requirements, to allow the owner to Have a principle structure closer to the rear property line.

Ms. Scott presented the facts of the case, showed slides and gave a general description of the property. Property is zoned General Business.

The Manager of the Jade Kirin spoke for the variance stating that the lot split was so that property could be divided and have separate owners.

A discussion followed from board members to the manager about a Fire Department letter and possible code violations concerning his patio enclosure. He stated that he just saw the letter and had no prior knowledge of it. Ms. Overla read portions of the letter from the Fire Department about concerns over the patio enclosure.

Krishna Choudary (Owner) spoke for the variance. He talked about the lot split and their intentions concerning the future of the property. Ms. Williams asked if lot is split and part of hotel torn down, what would remain and where would the lobby be located. He said building on east side would remain or be operating. Ms. Williams asked about timeframe of this work. Mr. Choudary said approx. Feb.2009 work schedule.

A discussion followed about clean up of the property and removal of any criminal element from the property. Mr. Choudary said he recognizes the problems and has taken steps to prevent problems on the property.

Mr. Shoaf asked Ms. Scott if possible rerouting of Grener Road would affect this property and she answered that it should not change property.

Chairman O'Loughlin called for a motion:

MOTION: To grant a variance from the provisions of Section 930 Table 2 Dimensional Requirements, to allow The owner to have a principle structure closer to the Rear property line.

Motion to approve as written: Ms. Williams

Seconded: Mr. Gallaer

Recorded Vote:	Ms. Williams	For
	Mr. Gallaer	For
	Ms. Overla	For
	Mr. Shoaf	For
	Mr. O'Loughlin	For

Motion passed unanimously

Announcements: Walgreens and Starbucks next month, basically signage issues.

Adjournment: 7:45 P.M.

Submitted by Bill Gallaer

