

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of April 8th, 2008 Meeting

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

Members Absent: None

Others in Attendance: Dana Scott (Zoning Department)

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

Chairman, Mr. O'Loughlin called for the approval of the minutes of the February 12 2008 and March 11, 2008, meetings.

Mr. Shoaf 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.

Old Business: None

New Business: A) Conditional Use No: 168-CU-08

Applicant: Earl Amos, 6482 Alkire Road, Galloway, Ohio 43119

Owner: Earl Amos, 6482 Alkire Road, Galloway, Ohio 43119

Location: 6482 Alkire Road, Galloway, Ohio 43119

Request: To grant a Conditional Use from the provisions of Section 1535, to allow the owner to add on to a principal structure Located within the floodway fringe.

Ms. Scott presented the facts of the request and a description of the property. Zoned Rural. Conditional Use is to build a second story addition on to the existing house. Ms. Scott said that the NFIP had been applied for with Franklin County. No questions for Ms. Scott at this time.

Mr. Earl Amos Spoke for the Application. He stated that construction would start around the middle of June and would double the size of the house to about 2000 sq. feet.

No one spoke against the variance.

Mr. O'Loughlin called for a motion:

MOTION: To grant a Conditional Use from the provisions of Section 1535, to allow the owner to add on to a principal structure Located within the floodway fringe.

Motion to Approve: Ms. Overla

Seconded By: Mr. Owsley

Recorded Vote:	Ms. Overla	FOR
	Mr. Shoaf	FOR
	Mr. Gallaer	FOR
	Mr. Owsley	FOR
Chairman	Mr. O'Loughlin	FOR

Motion passed unanimously

New Business: B) Variance Application No. 513-VA-08

Applicant: Kathy Rojina, Meadowood Development, 4043 N. Ravenswood-Suite 225, Chicago IL. 60613

Owner: David Rowe-Frisch's Restaurants, Inc.

Location: 4775 West Broad Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of Section 1202 #2, to Allow for signage that contains an electronic message center, Section 1202 #9, to allow for a larger window sign, and Section 1220 #1, to allow for more wall signage than the resolution Requires.

Ms. Scott presented the facts of the case, showed slides and gave a general description of the property. Ms. Rojina gave specifics about the property for Meadowood Development. She stated that option #1 has too many problems and restrictions and that option #2 would be the site plan used. Under option #1 any release of deed restrictions would have to be approved by Nationwide and current property owners. Starbucks has frozen development in the area, so Starbucks is on hold.

Ms. Rojina asked to verbally add a parking variance to this application in which parking spaces in the front of the building would be 10' X 18' instead of the 10' X 20' code. She stated that it would result in a 2' reduction in the drive aisles in the front.

Ms. Overla asked why another Walgreens, with so many in the area. Ms. Rojina said that area is booming and area would support another store.

Ms. Overla asked about the water quality area and a discussion followed.

Mr. O'Loughlin asked if the building would have a sprinkler system. Ms. Rojina said yes and also that the fire department has no problem with movement through the parking lot.

Discussions followed on the 3 variances on signage and the locations of these signs on the property.

A) Site plan #2 has 130' Broad Street frontage. 195 sq. ft. allowable wall sign. New signs to be 1) Broad Street frontage-168.23 sq. ft. 2) Murray Hill frontage-137.28 sq. ft.

B) Increase size of interior window sign with a 2.1 sq.ft. increase.

C) Retrofit current Frische's sign to include electronic message center.

No one spoke against the variance.

Chairman O'Loughlin called for a motion:

MOTION: To grant a variance from the provisions of Section 1202 #2, to allow for signage that contains an electronic Message center, Section 1202 #9, to allow for a larger Window sign, and Section 1220 #1, to allow for more wall Signage than the resolution requires. To grant a variance From Section 1110 to allow for less driveway isle Dimensions.

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: Mr. Shoaf

Seconded: Mr. Gallaer

Recorded Vote:	Ms. Overla	FOR
	Mr. Shoaf	FOR
	Mr. Owsley	FOR
	Mr. Gallaer	FOR
Chairman	Mr. O'Loughlin	FOR

Motion Approved unanimously

Application 514-VA-08 (Withdraw)

Application 515-VA-08 (Withdraw)

New Business Variance Application 516-VA-08

Applicant: Tom Samms, The Samms Group, 7728 Tillinghast Drive, Dublin, Ohio 43017

Owner: IBEW Local Union 71 Bldg. Corp.

Location: 6322 O'Harra Road, Galloway, Ohio 43119

Request: To grant a variance from the provisions of Section 930-table 2, Allow the owner of the IBEW Building (at the corner of O'Harra Road and High St.) to add on to the existing principal Structure with less front and rear setbacks than the resolution Requires.

Ms. Scott presented the facts of the application and a description of the property. Zoned General Business from R6 in April 1991 (131-RZ-91)

Mr. Tom Samms (project manager) spoke for the variance explaining the addition and its uses.

Mr. Shoaf asked Mr. Samms about drainage issues on two impervious surfaces and he said he did not know of any plans. A discussion followed and drainage issues should be any problem.

No One spoke against.

Chairman O'Loughlin asked for a motion.

MOTION: To grant a variance from the provisions of Section 930 Table 2, to allow the owner of the IBEW Building (at the corner of O'Harra Road and High St.) to add on to the existing principal structure with Less front and rear setbacks than the Resolution Requires.

Motion to approve as written: Mr. Owsley

Seconded:	Ms. Overla	
Recorded Vote:	Mr. Owsley	For
	Mr. Gallaer	For
	Ms. Overla	For
	Mr. Shoaf	For
Chairman	Mr. O'Loughlin	For

Motion passed unanimously

Announcements: Maybe Tim Hortons next month, lot splits on Norton Road. Possible 7 for next meeting.

Adjournment: 7:50 P.M.
Submitted by Bill Gallaer