

• PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of August 11, 2009 Meeting

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

Members Absent: None

Others in Attendance: Connie Swisher (Zoning), Doug Owsley, Pam Williams (BZA Alternates)

The meeting was called to order at 7:02 P.M.

Chairman, Mr. O'Loughlin called for the approval of the minutes of the July 14, 2009 meeting.

Ms. Pitts moved to approve the minutes as submitted. Mr. Shoaf seconded. The motion carried unanimously.

Old Business: None

Chairman O'Loughlin explained the order in which the meeting would run due to the large crowd and he also swore in those wishing to speak.

New Business: A) Conditional Use Application No. 171-CU-09 and Variance Application No. 535-VA-09

Applicant: Suzie Griffith, Sunshine Farm, 6640 Hall Road, Galloway, Ohio 43119

Owner: Suzie Griffith, 6640 Hall Road, Galloway, Ohio 43119

Location: 6640 Hall Road, Galloway, Ohio 43119

Request: To grant a home occupation and variance from the provisions Of Section 568 #2A, of the Prairie Township Zoning Resolution to allow the owner(s) to conduct barn parties/ Petting zoo as a home based business and variance to allow The parties to be conducted in and around the barn and Behind the principal structure approx. 600 feet off of Hall Road.

Ms. Swisher presented the facts of the variance request. Location is a 7 acre Horse Farm and party barn, approx. 600 Feet from Hall Road. Zoning is Rural Single Family and residential to the South is Zoned R-2. Ms. Swisher said that a Variance request was

denied in 2000. The reason for denial was that the Board felt that the original design was not suitable for the area. The property has approx. 13 offstreet parking spaces and grass parking. Fire chief has sent a letter in the packet to the Board members. Ms. Swisher then showed several pictures of the property including pond and out buildings. Ms. Pitts asked if an occupancy permit had been issued for the building and Ms. Swisher said no.

Speaking for the request was Ms. Griffith (Applicant). Ms. Griffith said that from a 2003 application she assumed that everything was ok. The Board was given a copy of that application. Ms. Griffith then explained what she does on the property, the party barn and its uses. She said that she is a member of WABA which encourages businesses that enhance the community and she feels that her business does just that. Ms. Overla stated that she had a problem with the white fence and asked about waste disposal at the property. Ms. Griffith said that someone picks up the waste.

Ms. Nicky LeBarge,(2335 Chateau St.) spoke for the variance. She said that she is a friend of Ms. Griffith and enjoys bringing her family to the party barn. Mr. Tommy?(1444 Alton Road) also spoke for saying he has known Suzie(Ms. Griffith) for about 6 years and has always had a positive experience at her farm. Mr. Tim Radich (950 Murnan Road) spoke for saying that the property is well kept and is an improvement to the community. Ms. Paula Hayner (6501 Birch Park Way) spoke for saying that Suzie was always there as a positive influence in her life and the parties at her house were a positive experience. Ms. Karen Abram (1101 Alton Road) spoke for saying that we need to keep small business in the community. The property always looks nice and well kept. Ms. Angela Ottman (1039 Alton Road) spoke for saying that Suzie's use of this farm helps people to further understand and appreciate agriculture. Mr. John Ash (6630 Elm Park Ct.) spoke for saying that noise or nuisance has never been a problem and traffic not a concern.

Ms. Sally Clark (6600 Hall Road) spoke not necessarily against, but would like to see some kind of animal accountability. She has lived at this address for 19 Years. She said that animals are in the road and running freely around her property. She said that she complained several years ago. She said that noise is a problem from the Griffith's house and on weekends until midnight. Chickens and peacocks eat her flowers and plants. She stated that she can't let her dog off the chain because of the animals from next door. She stated that the other people speaking for only have a few experiences with the Griffiths but she has to deal with it all the time. She says that she does not mind the parties but some restrictions must be put into place.

Mr. Rodney Ross (6596 Hall Road) spoke against saying that on several occasions animals have come on to his property. He said all work on farm has been done without proper variance from 9 years ago.

Ms. Pam Williams spoke and said that she reviewed the 2000 findings and had some concerns. She said that website says that business started in 1999 and changed names. After 2000 rejection business sign was taken down. Ms. Williams had personal concerns

about campfire smoke filling other house with smoke. Also she said drainage issues in 2000 application had not been replaced.

Ms. Griffith asked for a rebuttal—She said that she asked the neighbors about the peacocks before they bought them and Mr. Hall said that he did not care. The pig is now gone that caused some problems. She said that she did parties away from the barn from 2000 to 2003 and then brought it back. She said she needs to work on containing the animals better.

Ms. Overla asked if EPA has been out to the property. She said soil and water came out and said that pond drainage is ok as goes out to road. Ms. Pitts asked if any food prepared at the barn and Ms. Griffith said no.

Ms. Pitts said that if the deed restriction says no chickens on property you have to abide by this. She said that Ms. Griffith needs to check her deed.

Ms. Clark returned to the stand and said that she has spent \$10,000 on her property since Suzie's business started. She said that she wants accountability and responsibility to her as a neighbor

Ms. Ottman returned to the stand and asked if whether this is about animals or the party barn.

Mr. Ross spoke again saying that the Griffith's fence has gaps in it.

Mr. Ash returned to say that it seems also that all the discussion is about animals and not the party barn.

Mr. John Griffith spoke and said that the pond has a 6" pipe to road and pond is aerated. He had a permit to put in pond. A clay field tile runs into the pond from the Clark's property. The water is clean.

Chairman O'Loughlin asked for a motion.

Ms. Pitts made a motion to approve the request with the following stipulations:

- 1) Restrict hours of operation: non-family parties must conclude at 6:00 P.M.
- 2) Maintain animals on the property at all times
- 3) No parking along driveway, must maintain fire lane
- 4) Follow up with Franklin County Soil and Water

Seconded by Ms. Overla

Roll Call Vote:	Mr. Shoaf	For
	Mr. Gallaer	For
	Ms. Pitts	For
	Ms. Overla	For
	Chairman O'Loughlin	For

Motion passed, Variance granted.

Announcements: None

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ADJOURNMENT: 8:15 P.M.

Submitted by Bill Gallaer