

PRAIRIE TOWNSHIP BOARD OF TRUSTEES

23 MAPLE DRIVE

REGULAR MEETING/MAY 28, 2003

The regular meeting of the Prairie Township Board of Trustees was called to order by the Chairperson Ms. Keller, with Mr. Wharton, Mr. Nourse and Ms. Easter present. Also attending were: Chief Lavelly, Dave McAninch and Jim Strunk. (See attached list).

Ms. Keller led the Pledge of Allegiance.

Mr. Nourse moved, Ms. Keller seconded the Board approve the regular meeting minutes of May 14, 2003 as written. Vote; Aye.

This meeting was designated as a public meeting to consider the following applications:

Application: 164-RZ-03
Location: Bound Tree Medical, 6106 Bausch Road, Galloway, Ohio 43119
Owner: Parr Estates Ltd.
Applicant: Michael D. Bridges, 65 E. State St., Suite 2100,
Columbus, OH 43215
Request: Rezone from R-2 to SCPD

The Chairman administered the oath to persons wishing to testify.

Jim Strunk, Zoning Inspector, presented the rezoning request to the Board. Mr. Strunk stated that the reason for the request is to legitimize an existing non-conforming use and allow for proper expansion of the existing business. A slide presentation detailed the proposed development area. The Prairie Township Zoning Commission has voted unanimously to approve this rezoning. The three parcels currently proposed for Select Commercial Planned District are zoned R-2. Current use of the facility is the operation of a medical supply company for over 15 years, single family residence and a variety of agricultural uses in the rear. A proposed site plan was presented showing existing and proposed facilities, new access drive and parking. None of the existing or proposed development will fall within the 100 year floodplain. The proposed rezoning is in accordance with the Township Comprehensive Plan. The staff recommends approval with the Township taking into consideration that all missing components of the development plan should be required prior to the issuance of the zoning permit when it is time for physical expansion on the site. Mr. Wharton stated that the company has been in the Township for 15 years and it is important to develop a diversified tax base in the Township. Ms. Keller stated that Mr. Parr has been very cognoscente of the environmental issues that exist in the township. Mr. Mike Bridges, attorney with Baker & Hostettler representing the applicant in this matter, addressed the Board. Mr. Bridges explained recent changes or improvements to the development plan.

Mr. Nourse moved, Ms. Keller seconded the Board uphold the Zoning Commission decision and approve application 164-RZ-03. Roll call vote resulted as follows: Mr. Nourse; Aye, Mr. Wharton; Aye, Ms. Keller; Aye. (Resolution 8-03)

Application: 163-RZ-03
Location: East and West side of Galloway Road
North of Alkire Road and North of O'Harra Road
Owner: Bethel Road Investment Co., Inc.
Applicant: Bethel Road Investment Co., Inc., 500 S. Front Street, Suite 1200,
Columbus, OH 43215
Request: Rezone from Rural to R-6, R-8 and GB

The Chairman administered the oath to persons wishing to testify.

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Jim Strunk, Zoning Inspector, presented the rezoning request to the Board. Mr. Strunk stated that the reason for the request is to develop single family residential, multi-family residential and commercial property off of Galloway Road. A slide presentation detailed the development area. The site is being proposed for R-6, medium density residential, R-8 high density residential and GB, General Business commercial development. The proposal calls for 194.46 acres to be zoned R-6, 117.73 acres to be zoned R-8 and 16.44 acres to be zoned General Business. Current use is agricultural which is inappropriate for the surrounding residential areas and the site is almost totally surrounded by the City of Columbus and medium to high density residential development. Galloway Road has a current right of way of 60' and a proposed right of way of 100' based on the Franklin County thoroughfare plan. An additional 20' of right-of way would be required by Franklin County at time of platting. Alkire Road has a current right of way of 50' with a recommended right of way of 100'. O'Harra Road has a current right of way of 50' with an 80' recommended future right of way. Franklin County Engineers are requesting right of way to preserve a proposed major arterial connecting Georgesville Road to Alkire Road and a traffic study. Currently there are no water or wastewater treatment lines to the site. Access to water and sewer is not available by Prairie Township at this time, plans will be provided by the applicant in the future. This proposed rezoning is in accordance with the draft of the Township Comprehensive Plan and zoning resolution. Staff recommends a traffic study, erosion and sedimentation plan and stormwater management plan. Staff recommends approval of the rezoning and stated some long term effects of the proposed rezoning which are: expansion to tax base, more and better housing in the area and jobs in the general business portion of the development. Mr. Mike Shannon and Mr. John Kennedy; Crabbe, Brown and James, LLP addressed the Board and thanked the staff for their cooperation. Mr. Shannon explained that the vast majority of the 320 acres would be for residential development and a preemptive measure by the Township to prevent the property from being annexed to the City of Columbus. Mr. Neil Distelhorst, Zoning Commission member, explained that there is a commitment by the developer not to develop a commercial area opposite the existing homes in the town of Galloway. He also has concerns with the future overcrowding and financial burden on the taxpayers in the Southwestern City School district as a result of this development. Mr. Ison stated that he would like to see traffic and drainage studies done prior to the development and does not want to sacrifice the Township to medium density development.

Mr. Nourse moved, Ms. Keller seconded the Board uphold the Zoning Commission decision and approve application 163-RZ-03. Roll call vote resulted as follows: Mr. Nourse; Aye, Mr. Wharton; Aye, Ms. Keller; Aye. (Resolution 9-03)

Deputy Foster, Franklin County Sheriff Department, addressed the Board and stated that break-ins continue in the rural areas. One gas station robber and one set of house thieves have been apprehended. The deputy recommended that residents record identification numbers on personal property. Mr. Jim Strunk addressed the issue of parking in the right of way on Route 40, in the Alton area and the deputy will look into the issue.

The Clerk presented the following items:

1. The clerk requested approval from the Board to reimburse the Zoning Commission members who attended the Development Department seminar, dinner and workshop on January 29, 2003 with Mr. Randall Arendt, Land Use Planner and Conservationist at a cost of \$45.00 per person.

Mr. Wharton moved, Ms. Keller seconded the Board approve the reimbursement of \$45.00 per person to the Zoning Commission members who attended the Development Department seminar, dinner and workshop on January 29, 2003. Vote; Aye.

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Mr. Wharton moved, Ms. Keller seconded the Board approved the following supplemental appropriations:

\$ 5,000.00	1000-760-740-0000 to 1000-760-730-0000
\$15,000.00	2281-230-599-0000 to 2281-230-359-0000

After the Trustees reviewed the pending warrant list, Ms. Keller moved, Mr. Wharton seconded the Board approve the payment of the ADP payroll in the amount of \$75,733.98 and approve payment of the following bills. Vote; Aye. (See pending warrant list).

Dave McAninch, Road Superintendent, addressed the Board with the following Road Department matters:

1. The Road Superintendent presented an excavation permit submitted by M/I Schottenstein Homes to install the sanitary and storm sewer across Owen Avenue. The excavation permit includes a surety bond and they are requesting closure of Owen Avenue between Inah Avenue and Norton Road from June 2-9, 2003. The closure will not affect access to the homes in the area. The Fire Department, Franklin County Sheriff and Southwestern City Schools have been notified. Dave McAninch recommended the approval of the excavation permit.

Mr. Nourse moved, Ms. Keller seconded the Board approved the issuance of an excavation permit to M/I Schottenstein Homes to install a sanitary and storm sewer across Owen Avenue. Vote; Aye.

2. Dave McAninch presented pricing from the Franklin County Engineers office to repair the lids on four (4) precast coffin drains in Lincoln Village North. The four addresses where the drains are located are as follows: 405 Old Village Road, 4695 Annhurst Road, 4678 Annhurst Road and 4864 Annhurst Road. The estimate to repair each drain is \$2,544.41. Franklin County will use these projects as fill-in work.

Mr. Nourse moved, Mr. Wharton seconded the Board approve Franklin County Engineers repair the lids on four (4) precast coffin drains located at 405 Old Village Road, 4695 Annhurst Road, 4678 Annhurst Road and 4864 Annhurst Road at a cost of \$2,544.41 each. Vote; Aye.

3. The Road Superintendent stated that the Memorial Day services were successful and the Alton M.E. Cemetery, Operation Flag, service was well attended. Ms. Keller and Mr. Nourse expressed well deserved thanks and complimented the Road Department on their efforts in preparing the cemeteries.

Chief Lavelly addressed the Board with the following Fire Department matters:

1. Chief Lavelly requested permission to purchase a new recorder for the Fire Department radio room. The estimate on State Contract Schedule No. 776066B, from Stephen Campbell & Associates, Inc., was presented as follows:

Dynamic Instruments Reliant DVD-8 Channel Single Drive Recorder complete with monitor, keyboard and mouse	\$14,545.00
Trade-in	(1,550.00)
UPS Power Supply	399.00
DVD Disk, 9.4 GB	30.00
Installation charges not to exceed	<u>300.00</u>
Total:	\$13,724.00

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Mr. Nourse moved, Ms. Keller seconded the Board approve the purchase of a Dynamic Instruments Reliant DVD-8 channel single drive recorder complete with monitor, keyboard and mouse for the Fire Department Radio room on state Contract Schedule No. 7760066B including installation at a total cost of \$13,724.00. Vote; Aye.

Mr. Ison expressed his gratitude to the Prairie Township Fire Department for responding to a call made from his residence.

Mr. James Strunk, Zoning Inspector, addressed the Board with the following Zoning Department matters:

1. Mr. Strunk updated the Board on the following court cases: The court hearing on the Galloway Mill has been rescheduled until June 9, 2003. A judgment entry has been signed between Mr. David Seeger and the Township, whose property is located at Alkire Road and Galloway Road, in which he has until June 30 to clean up his property and screen any outdoor storage. A judgment entry has been signed between the Township and James Carney, 6400 block of W. Broad, whereas he has until the end of September to pave the parking lot, install landscape mounding and screening and remove junk and fill from the property.
2. The Zoning Commission recommended approval of the Comprehensive Plan last evening and requested that the Board of Trustees set the regular meeting of June 11, 2003 at 7:00 p.m. as a public meeting for the adoption of the plan.

Mr. Nourse moved, Ms. Keller seconded the Board approve the public meeting for the adoption of the Comprehensive Plan to be held June 11, 2003 at 7:00 p.m. at the Township Hall. Vote; Aye.

Mr. Ison expressed his concern with the expense that the Township incurs when taking cases to court.

Mr. James Strunk, Zoning Inspector, addressed the Board with the following Administrative issues as Ms. Elizabeth Anderson was ill:

1. The Summer Youth Employment Program was discussed and a recommendation by the Administrator was conveyed to hire Mr. Larry Rood, 233 Amity Road, as the supervisor of the program at a rate of \$10.00 per hour to work approximately 45 hours per bi-weekly pay period. His employment would be effective June 11, 2003, orientation meetings are planned prior to the start of the program. The Road Superintendent has spoken with Ohio American Water and they will be donating paint and brushes for the youth to paint fire hydrants in the township.

Mr. Wharton moved, Mr. Nourse seconded the Board approve hiring Mr. Larry Rood, effective June 11, 2003, at a rate of \$10.00 per hour to supervise the 2003 Summer Youth program and work approximately 45 hours per bi-weekly pay period. Vote; Aye.

2. Mr. Strunk stated that nine applications from township residents at least 14 years old have been received by the Township Administrator for the 2003 Summer Youth Program. A recommendation was made to hire the following youth at minimum wage (\$5.15 per hour) for the summer program effective June 12, 2003: Pete Hamilton, 452 Darbyhurst Rd.; Dawn Curtis, 381 Galloway Road; Robert Sherry III, 335 Danhurst Road; Steve McBride, 474 Darbyhurst Road; Zachery Woicinski, 4642 Musket Way; Sarah Stakely, 4933 Hamden Way; Joseph Frazier, 301 Buena Vista; John Griffith, 377 Topsfield Road and Melyssa Jasiewicz, 6367 Clover Meadow Court. Appreciation was

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expressed to the many high-quality applicants, who applied but did not qualify because they did not live in the township.

Mr. Wharton moved, Mr. Nourse seconded the Board approve hiring the following township residents for the summer program at the minimum wage rate of \$5.15 per hour, 20 hours per bi-weekly pay, effective June 11, 2003: Pete Hamilton, Dawn Curtis, Robert Sherry III, Steve McBride, Zachery Woicinski, Sarah Stakely, Joseph Frazier, John Griffith and Melissa Jasiewicz. Vote; Aye.

Mr. Nourse moved, Ms. Keller seconded the Board approve the appropriation of \$150.00 for safety vests and miscellaneous supplies for the Summer Youth Program. Vote; Aye.

3. Mr. James Strunk, Zoning Inspector, introduced Rebecca Thurn as the new Zoning Clerk in the Township office.

Ms. Keller addressed the issue of the outstanding credit with the Franklin County Sheriff's department as a result of the Franklin County Commissioners objecting to the current charge to the township for police services. Mr. Nourse stated since the township is already paying the standard charge for coverage that the additional officers assigned to the township should be charged at actual cost resulting in a credit of \$184,624.00. Mr. Pat Garrity, Franklin County Sheriff's office, informed the Board that adding an additional officer, one option available to use the outstanding credit, would not be charged at the reduced rate. The Clerk stated that a monthly billing has not been sent and paid since February 2003, the billing office is waiting for a decision from the Board. Ms. Keller will contact the Franklin County Sheriff's office for further clarification and a decision will be made at the next meeting.

Ms. Carolyn Rival; World Gym, Mr. Gary Leasure; Westland Area Business Association, addressed the Board of Trustees regarding the 4th of July Celebration to be held on Saturday, July 5, 2003. Ms. Rival presented a flyer and requested approval for the 3rd Annual 5K run to be held in Lincoln Village North from 8:00 a.m. until approximately 9:00 a.m. the morning of the Celebration. The flyer includes a waiver releasing Lincoln Village North and its members, WABA and its members, World Fitness Centers and Prairie Township from all claims or liability. The Prairie Township Fire Department and the Franklin County Sheriff's Department have been contacted and flyers will be distributed to area residents. Mr. Gary Leasure thanked the Board of Trustees for their cooperation. The Grand Marshall for the parade is Ms. Lee Ann Parsley; 2002 Silver Medalist and Mr. Jim Harrington will be the honoree for the event. Mr. Harrington is 83 years old and a resident of Prairie Township as well as a silver star recipient in the Marines.

Mr. Nourse moved, Ms. Keller seconded the Board approve the 3rd Annual 5K run through the streets of Lincoln Village North to be held on Saturday July 5, 2003 from 8:00 a.m. until approximately 9:00 a.m. Vote; Aye.

Chief Lavelly mentioned that the Fire Department Fish Fry will be held June 27 and June 28, 2003.

Mr. Glen Hymer mentioned that the stop light in New Rome is operational and no longer blinking yellow and red at this time. Mr. Nourse stated that the Board of Trustees have sent a letter to the Ohio Department of Transportation requesting that the light stay operational until the construction is completed on Norton Road. The operation of the light will be monitored.

Ms. Keller stated that she has received a request from Burch Hydro Inc., a company specializing in management and beneficial use of by-product materials, to dump bio-solids on the Phillips property. Ms. Keller asked the other members of the Board if they are of the same opinion that this will happen "over her dead body", absolutely not!

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Mr. Nourse moved, Ms. Keller seconded the Board deny any use of the Phillips property for dumping sludge, solid waste or any other bi-product by the City of Columbus. Roll call vote resulted as follows: Mr. Nourse; Aye, Mr. Wharton; Aye, Ms. Keller; Aye.

Mr. Neil Distelhorst asked if the Township has given consideration to the establishment of a Township web site and he would like to have citizen input. Mr. Wharton explained that a Township website is 80% complete and a resident is volunteering his time to put it together. The intention is to put the trustee meeting agendas, meeting minutes after approved, zoning code, all permits, financial reports and the Comprehensive Plan on the website.

Mr. Ison addressed the Board during the public comment section of the meeting and Ms. Keller asked Mr. Ison to refrain from swearing. Mr. Ison stated that he no longer cares because there have been so many blockades and restrictions put in place at the meetings and referred to the article by Trustee Nourse in the Spring Summer Township Newsletter inviting residents to come to the meeting. He is transferring his caring to hope.

There being no further business to come before the Board, the meeting was adjourned at 8:35 p.m.

Chairperson

Clerk

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SPECIAL MEETING JUNE 6, 2003

The special meeting of the Prairie Township Board of Trustees, which was posted in three places in the Township, was called to order at 1:12 p.m. by the Chairperson Ms. Keller, with Mr. Nourse, Mr. Wharton and Ms. Easter present. Also attending were: Elizabeth Anderson (see attached list)

Ms. Keller moved, Mr. Nourse seconded the Board adjourn into Executive Session at 1:12 p.m. to discuss legal issues with water and sewer in the Township. Roll call vote resulted as follows: Mr. Nourse; Aye, Mr. Wharton; Aye, Ms. Keller; Aye.

Ms. Keller moved, Mr. Nourse seconded, the Board resume the special meeting at 2:50 p.m.

There being no further business to come before the Board the meeting was adjourned at 2:50 p.m.

Chairperson

Clerk