

PRAIRIE TOWNSHIP BOARD OF TRUSTEES

23 MAPLE DRIVE REGULAR MEETING/SEPTEMBER 13, 2006

The regular meeting of the Prairie Township Board of Trustees was called to order by the Chairperson Mr. Stormont, with Mr. Kennedy, Ms. Schlosser and Ms. Montag present. Also attending were: Chief Feustel, Mr. Hatmaker and Ms. Swisher. (See attached list).

Mr. Stormont led the Pledge of Allegiance.

Mr. Stormont opened the public hearing for rezoning application 175-RZ-06.

Application: 175-RZ-06  
Location: 174 Norton Road, Columbus, Ohio 43228  
Owner: Krista Remias  
Applicant: Krista Remias  
Request: Rezone from R-4 to Exceptional use.

The Chairman administered the oath to persons wishing to testify.

Ms. Connie Swisher, Zoning Inspector, presented the facts of the rezoning application. The applicant has requested to rezone the property from R-4 (single family homes) to E.U. (Exceptional Use) and keep the existing structure for the purpose of a coffee shop, sandwich shop and a meeting facility. If the Exceptional Use Zoning is granted any future changes to the development plan would have to be approved by the Township Trustees at a public meeting. The Fire Department has reviewed the application and approved occupancy for 72 people. The occupancy requires 25 parking spaces the applicant has proposed 24. The application initially proposed a v-shaped 87.5 square foot sign, three feet in height with directional signs located at the access. This signage request was amended at the Zoning Commission Hearing.

On August 9, 2006 the Franklin County Planning Commission recommended conditional approval of the application with the following conditions: 1. Provide additional landscaping along the wooden fence to help act as a visual barrier to the existing single-family homes surrounding the property. 2. The applicant needs to meet all storm-water requirements of the Prairie Township Zoning Resolution. 3. The applicant need to fully explore all options to get down to one access point to Norton Road and receive final approval for their access from the Franklin County Engineers Office prior to the Township Trustees taking action on the rezoning case. In an effort to meet conditions from the Franklin County Engineers Office the applicant has submitted a new development plan proposing a 30 foot wide single access on the north side of the structure. The Fire Department has reviewed the new plan and Assistant Chief Good has approved the proposal.

On August 22, 2006 the Prairie Township Zoning Commission recommended approval of the application with the following modification: 1. All signage to meet general business standards.

Applicant Krista Remias addressed the Board and gave a brief description on the proposed use.

The Chairman asked for testimony in favor of the application.

Ms. Sandy Mounts stated she is in favor of the coffee shop. She is a breast cancer survivor and thinks this is a great facility this is needed in the area.

Ms. Beverly Dunn stated she can't think of a better use of this facility and highly recommends the approval.

Mr. Jamie Mueller stated this is a positive step for the community.

The Chairman asked for testimony opposing the application having none.

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Mr. Kennedy moved, Ms. Schlosser seconded the Board approve the application with the Zoning Commission's recommended modification. A roll call resulted as follows: Ms. Schlosser; Aye, Mr. Kennedy; Aye, Mr. Stormont; Aye.

Mr. Stormont moved, Ms. Schlosser seconded the Board approve the minutes with changes for the regular meeting of August 30, 2006. Vote; Aye

Deputy Weiner and Corporal Eing reported to the Board they have taken a lot of reports on vehicles being broken into and reminded everyone not to leave valuables in your vehicles and lock your vehicles. They are still addressing the four wheelers in the fields. Once they receive a letter from the property owner stating he is willing to prosecute trespassers that will assist them in addressing the issue. They are still addressing the speeders in Lincoln Village South area.

Deputy Weiner highlighted the monthly statistics. 589 dispatch runs, 739 pick up runs, 44 domestic runs, 21 gun runs, 80 back up runs, 114 reports taken, 91 F.I cards, 389 record checks, 249 business checks, 15 felony arrests, 23 misdemeanor arrests, 7 misdemeanor citations, 9 felony warrant arrest, 38 prisoners conveyed, 38 vehicles impounded, 110 non-crash citations, 33 total crashes investigated, 27 crash citations.

Mr. Kennedy stated he has had complaints about speeders at Lombard and Frost Avenue. Deputy Weiner responded they will address that issue.

Mr. Stormont stated there was a special meeting on September 6, 2006 for the purpose to award the bid for the Road Department Salt Shed. There were two bids, 1. McDaniel's Construction, for \$98,900.00 and Comprehensive Facility Services for \$119,566.00. The bid was awarded to McDaniel's Construction. Also, the Board approved the application to improve Inah Avenue Road Project.

The Fiscal Officer presented the following items:

Mr. Stormont moved, Ms. Schlosser seconded the Board approve the following supplemental appropriations. Vote; Aye.

\$1,550.00 from 2041-760-720-0000 to 2041-410-323-0000.

1. Ms. Montag requested the Board to adopt RESOLUTION IN THE MATTER OF LIGHTING THE UNINCORPORATED AREA KNOWN AS NORTON CROSSING SUBDIVISION IN PRAIRIE TOWNSHIP, FRANKLIN COUNTY OHIO, for three year assessment of \$5,556.96.

Mr. Stormont moved, Mr. Kennedy seconded the Board to adopt RESOLUTION IN THE MATTER OF LIGHTING THE UNINCORPORATED AREA KNOWN AS NORTON CROSSING SUBDIVISION IN PRAIRIE TOWNSHIP, FRANKLIN COUNTY OHIO, for three year assessment of \$5,556.96. Vote; Aye.

2. Ms. Montag notified the Board the petitions had been filed and meet the requirements for lighting districts in WestPoint Phase II, sec. II and Young Estates and requested a public hearing be set for October 11, 2006 at 7:00 p.m.
3. Ms. Montag notified the Board an Expedited II Annexation Petition was filed with the Franklin County Board of County Commissioners to annex 4.846 acres. The hearing is September 26, 2006 at 9:00 a.m. at the Commissioners Hearing Room, 26th Floor, Franklin County Courthouse.
4. Ms. Montag requested the Board approve National City's Memorandum of Agreement for Deposit of Public Funds.

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Ms. Schlosser moved, Mr. Kennedy seconded the Board table signing National City's Memorandum of Agreement for Deposit of Public Funds until next meeting to review. Vote; Aye.

After the Trustees reviewed the pending warrant list, Mr. Stormont moved, Mr. Kennedy seconded the Board approve the payment of the ADP payroll in the amount of \$113,483.35 and approve payment of the following bills. Vote; Aye. (See pending warrant list).

Ms. Williams stated if the Township continues to allow annexation then the township will be half the size it is and asked if the Township will be represented at the meeting. Ms. Schlosser responded the property owner is seeking the annexation not the City of Columbus and the Township would be represented at the hearing.

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

1. Chief Feustel requested the Board approve injury leave for firefighter Michael Altomare.

Mr. Stormont moved, Mr. Kennedy seconded the Board approve injury leave for firefighter Michael Altomare. Vote; Aye.

2. Chief Feustel updated the Board they are teaching 2,847 kids on fire prevention during fire prevention month which is in October.

Ms. Connie Swisher, Zoning Inspector, addressed the Board with the following Zoning Department matters:

1. Ms. Swisher updated the Board on the Mix Avenue and Stiles Avenue Apartments. Judge Hale gave the owners a \$1,000.00 per day fine starting September 12, 2006 and a \$5,000.00 per day fine starting on October 1, 2006 until all repairs are done or the properties are sold. They would have to be sold to someone that has the financial abilities and/or other abilities to renovate or demo the structures. It must be done through a hearing before the judge to stop the fine process and provide proof to the court that they are able to do so.

Mr. Elie Sabbagh requested the Board to execute the McDaniel's Construction contract for the 6275 Alkire Road Salt Shed for \$98,900.00 and issue the notice to proceed.

Mr. Stormont moved, Mr. Kennedy seconded the Board to execute the McDaniel's Construction contract for the 6275 Alkire Road Salt Shed for \$98,900.00 and issue the notice to proceed. Vote; Aye.

Mr. Tracy Hatmaker, Administrator, addressed the Board with the following Administrative matters:

1. Mr. Hatmaker updated the Board he received two quotes for the concrete floor for the salt shed 1. Berkshire Boys for \$11,310.00 and 2. Don's Flat Work for \$11,350.00. Mr. Hatmaker requested the Board approve Berkshire Boys for \$11,310.00 for the concrete floor for the salt shed.

Mr. Stormont moved, Mr. Kennedy seconded the Board approve Berkshire Boys for \$11,310.00 for the concrete floor for the salt shed. Vote; Aye.

2. Mr. Hatmaker requested the Board to declare 8615 Fairbrook Avenue a nuisance property and instruct township employees to clean it up on or after September 18, 2006.

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Mr. Stormont moved, Mr. Kennedy seconded the Board to declare 8615 Fairbrook Avenue a nuisance property and instruct township employees to clean it up on or after September 18, 2006. Vote; Aye.

3. Mr. Hatmaker requested the Board to authorize Mr. Hatmaker to sign a letter to the Franklin County Budget Commission to increase the revenue and appropriations for fund 4405 Palmetto Road Improvement Project by \$186,391.34 for OPWC grants.

Mr. Stormont moved, Ms. Schlosser seconded the Board to authorize Mr. Hatmaker to sign a letter to the Franklin County Budget Commission to increase the revenue and appropriations for fund 4405 Palmetto Road Improvement Project by \$186,391.34 for OPWC grants. Vote; Aye.

4. Mr. Hatmaker requested the Board adopt RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR.

Mr. Stormont moved, Ms. Schlosser seconded Board adopt RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. Vote; Aye.

5. Mr. Hatmaker updated the Board on the IT contract. The prosecuting attorney is addressing the indemnification clause and working on a mutual agreement for both parties. Mr. Hatmaker will present at the next trustees meeting.

Ms. Schlosser asked that section 6.01 (f) be corrected to one year. Also, section 7.01 (h) be changed to Franklin County.

6. Mr. Hatmaker requested the Board to adopt Purchasing Procedures Policy Amendments.

Mr. Stormont moved, Mr. Kennedy seconded the Board to adopt Purchasing Procedures Policy Amendments.

Mr. Jamie Mueller asked for an update on 4930-4936 West Broad Street nuisance property. Mr. Hatmaker responded the grass and weeds were abated through right-of-way maintenance. He has notified Ohio Department of Transportation to finish the trim.

Mr. Mueller stated this is in a high business area and all the business owners maintain their properties. Mr. Mueller stated Mr. Hatmaker was to check with the prosecutor's office to see if the properties owners in the corridor be required to maintain the property. Mr. Hatmaker responded the prosecutor's office has not provided any response yet.

Mr. Mueller asked for an update on the West Broad Street Corridor. Mr. Hatmaker responded Ohio Health has met with Doctors Hospital and it is his understanding it is ready to move forward. Mr. Mueller asked if Mr. Hatmaker was familiar with other home rule townships and municipalities and how they handle maintenance in their corridors. Mr. Hatmaker responded they would be looking at it as part of the corridor.

Ms. Lani Cunningham asked about the sign. Mr. Hatmaker responded they have to get a site plan into Nationwide.

Mr. Neil Distlehorst asked about the trailer on Mix Avenue. Mr. Kennedy stated he drove by it today, it is down to the frame. Mr. Miller responded they are working on

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removing everything and eventually build a single family home on it. Mr. Kennedy asked what is his time frame to have everything gone. Mr. Miller responded they are all but done and they still have some small debris.

Old Business:

Ms. Schlosser updated everyone on the Senior Center budget. If the levy does not pass the proposed 2007 budget would be approximately \$88,404.00 and does not include the rental fees that the Senior Center currently generates which is approximately \$30,000.00. That is continuing where it is and operating as it is. If the levy does pass the proposed 2007 budget would be approximately \$203,842.00. That includes a permanent full-time director and either a part-time assistant or a full-time assistant.

Mr. Morrison disagrees with the Board funding a minority group.

Ms. Schlosser responded they are continuing with the commitment of the prior Board with the Senior Center and she doesn't feel they should just do away with it. They are doing what they can to ensure the wishes of the public are upheld and if the public in November feel they want to fund the Senior Center by voting on the tax levy then they will be self sustaining.

Ms. Williams congratulated the Board for cutting \$894.78 a week from the budget as she figured it.

Mr. Jamie Mueller asked if they did any income projections and if the budget included any soliciting of grants. Ms. Schlosser responded there is approximately \$30,000-\$35,000 Thousand projected from rental uses. They are speculating \$250,000-\$275,000 Thousand if the levy passes. Ms. Schlosser stated grants were not factored in because we are not sure what we qualify for. Grants are not readily available for operation.

New Business:

Ms. Schlosser updated everyone, she attended a PUCO and Ohio American Water meeting for the rate case. They had mediation and are not able to reach an agreement. They would like to see a credit for water softening that didn't occur during a specific time period. It is going to proceed to hearing. Ms. Schlosser was disappointed on how the company has handled this whole situation.

Ms. Schlosser updated everyone she has contact Westland High School Art Department looking for assistance for the township logo and if anyone is interested in serving on the committee to please contact her.

Public Comment:

Announcements:

Mr. Stormont moved, Ms. Schlosser seconded to adjourn in executive session pursuant to O.R.C. 121.22 (a) (1) to consider the employment, dismissal or discipline of a public employee. A roll call resulted as follows: Ms. Schlosser; Aye, Mr. Kennedy; Aye, Mr. Stormont; Aye.

Mr. Stormont moved, Ms. Kennedy seconded to reconvene the regular meeting pursuant to O.R.C. 121.22 (a) (1) to consider the employment, dismissal or discipline of a public employee. A roll call resulted as follows: Ms. Schlosser; Aye, Mr. Kennedy; Aye, Mr. Stormont; Aye.

Mr. Stormont moved, Ms. Schlosser seconded to suspend Adam Reibel one week as per the five step discipline policy a process laid out in the Prairie Township Policy

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Manual for violation of the set policy in the manual and demote Mr. Reibel to laborer from the position of Assistant Road Superintendent. A roll call resulted as follows: Ms. Schlosser; Aye, Mr. Kennedy; Aye, Mr. Stormont; Aye.

There being no further business to come before the Board, the meeting was adjourned at 9:12 p.m.

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Chairperson

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Fiscal Officer