

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF THE APRIL 22, 2003 MEETING  
TUESDAY – 7:00 P.M.**

Members Present: Howard Balzer, Joyce Benedetto, Neil Distelhorst, Glen Hymer, and Hulda Moffitt.

Members Absent: None

Others Present:	James Strunk, Zoning Inspector	Prairie Township
	Michael Bridges, Attorney	Baker & Hostetler LLP
	John Kennedy, Attorney	Crabbe, Brown & James LLP
	Michael Shannon, Attorney	Crabbe, Brown & James LLP
	Greg Chillog, Associate	Bird Houk Collaborative
	Gürgün Muharrem	Hockaden and Associates, Inc.
	Mark Schroeder	Hockaden and Associates, Inc.
	Others:	See ATTACHMENT - Sign-in Sheet.

Call to Order: Howard Balzer, Chairman, called the meeting to order at 7:00 p.m.

Meeting Minutes: Moved by Neil Distelhorst, seconded by Joyce Benedetto, and unanimously approved, that the Minutes of the March 25, 2003 Meeting be accepted as submitted.

Old Business: None

New Business: See items A through D.

A. Action on Updated Comprehensive Land Use Plan for Prairie Township

Moved by Howard Balzer, seconded by Hulda Moffitt, and unanimously approved, that the Zoning Commission initiate a proposed update to the comprehensive land use plan for Prairie Township as reflected in the text entitled “Prairie Township Comprehensive Plan,” which would, if adopted, constitute the updated and standalone comprehensive plan for Prairie Township, Franklin County, Ohio; and for such purpose directs that the text of this proposed Plan be submitted to the Franklin County Planning Commission for its recommendation; and that the Zoning Commission hold a public meeting on this proposed Plan on May 27, 2003 at 7:00 p.m. at the Prairie Township Hall located at 23 Maple Drive, Columbus, Ohio 43228.

For entire text of motion, see ATTACHMENT: Motion to Initiate Adoption of Updated Comprehensive Plan for Prairie Township.

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B. Administration of Oath to Tell the Truth

Chairman Balzer asked those persons who wanted to speak for or against the Applications for Zoning Amendment to stand and swear to tell the truth.

C. Application 164-RZ-03

Applicant: Michael D. Bridges  
Baker & Hostetler LLP  
65 East State Street, Suite 2100  
Columbus, OH 43215  
(614) 462-4775

Owner: Parr Estates Ltd. and Thomas C. Parr & Jane E. Parr

Location: Bound Tree Medical  
6106 Bausch Road  
Galloway, OH 43119

Rezoning: R-2 to SCPD

Acreage:

Acres	Parcel	Requested Zoning District
2.523	1	SCPD
43.850	2	SCPD
3.551	3	SCPR
TOTAL		
49.923		

Mr. Strunk presented the Application for Zoning Amendment, visually illustrating the subject property and highlighting our details with computerized slides (MS PowerPoint). He stated that Bound Tree Medical started out as an at-home business in a single-family residence and has been in operation for 15 years. Although the property is currently zoned R-2, uses not otherwise permitted in a residential district have been approved by the Township pursuant to a variety of zoning variances. Bound Tree Medical plans to expand its warehouse facility, construct additional office space and parking area, and add more staff. In the process, the Applicant wants to supersede existing zoning variances with a Select Commercial Planned District (SCPD), which is more appropriate to the enterprise.

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The Township Staff recommends approval of the Application with the stipulation that missing components in the Application, which have been waived at this time, must be supplied prior to the issuance of a zoning permit. The Applicant seeks approval of the rezoning as a condition precedent to making the substantial investment that will be necessary to comply with all requirements in the development plan.

Comments

At the conclusion of Mr. Strunk’s presentation, Chairman Balser called for comments from those in attendance.

Speaker: Neil Distelhorst, Zoning Commission

Comment: Since Bound Tree Medical is located in a predominately residential neighborhood; assurance is needed with regard to signage that the Applicant will, in fact, remain in compliance with Article 12 of the Zoning Resolution, and as further required by Article 20, Section 2030 (#12).

Reference: Prairie Township Zoning Resolution	
Article 12	Signs
Article 20:	Select Commercial Planned District (SCPD) Regulations
Section 2030	Performance Standards
Number 12	Graphics

Response: Mr. Bridges stated that the Applicant currently adheres to these sign limitations and does not plan to materially increase the square footage of signage in the future, as Bound Tree does not use signage to draw people to the location. He agreed to add specific sign limitation text to the supporting Zoning Statement.

Speaker: Glen Hymer, Zoning Commission

Comment: With three wells, Bound Tree Medical appears to have sufficient well water capacity for normal conditions. However, in the event of fire, it is unlikely that the wells would recover fast enough to provide an adequate water supply.

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Response: Mr. Strunk stated that in the event of fire, Township Fire Department trucks could connect to the Columbus fire hydrant on Norton Road as a backup water supply.

Speaker: Mark Jones, Property Owner (60 acres south of site)

Comment: Recommendations: (1) 75% of landscaping material should have evergreen foliage so that it has year-around screening capability. (2) Wall mounted security lights should have total cut-off fixtures in order to reduce glare and light pollution in the surrounding residential area.

Response: Mr. Bridges agreed to incorporate these landscaping and lighting recommendations in the text.

Speaker: James Strunk, Zoning Inspector

Comment: The need for a right turn lane on Bausch Road at the Bound Tree Medical facilities must be demonstrated through a traffic study. If the study substantiates the need, the Township will be responsible for its construction and maintenance.

Motion on Application

Chairman Balzer inquired as to whether there were other persons who wanted to address the Zoning Commission. As there was none, he called for a motion on the Application.

Neil Distelhorst made a motion to approve Application No. 164-RZ-03 and recommend it to the Board of Trustees for approval based on considerations that the Bound Tree Medical expansion and rezoning to SCPD:

- Is appropriate to the actual land use;
- Is in accordance with development objectives in the proposed “Prairie Township Comprehensive Plan”;
- Will enhance the Township’s tax base;

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- Bring additional jobs to the Township; and
- Is recommended by Township staff.

The motion to approve the Application was seconded by Howard Balzer and unanimously approved by the Zoning Commission.

D. Application 163-RZ-03

Applicant: Bethel Road Investment Company, Inc.  
c/o Crabbe Brown & James LLP  
500 South Front Street, Suite 1200  
Columbus, OH 43215  
(614) 229-4551

Owner: Bethel Road Investment Company, Inc.

Location: 1860 Galloway Road and other parcels north of Alkire Road and south of Hall Road

Rezoning: Agricultural to R-6, R-8, and GB

Acreage:

Acres	Parcel	Requested Zoning District
42.37	1	R-6
34.54	2	R-6
117.55	3	R-6
22.86	1	R-8
94.87	2	R-8
16.44	2	GB
Total:		
328.63		

Development Allocation		
Residential development	262 acres	80%
Supermarket/retail complex	16 acres	5%
Reserved as open space and parkland	50 acres	15%
Approximate number of dwelling units	1,800	

Mr. Strunk presented the Application for Zoning Amendment, visually illustrating the subject property and highlighting other details with computerized slides.

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This zoning amendment request calls for creating the capability of developing a combination of single-family residential, multifamily residential and/or condominiums, and a supermarket/retail complex to serve the adjacent properties and the immediate area of Galloway Road. The property is bordered on the north and east predominantly by contiguous subdivisions and apartments in the city of Columbus. Nearly all of the acreage is currently vacant, undeveloped farmland, which is not serviced by centralized water and sewer. Development is unconditionally contingent upon delivery of water and sewer service to Prairie Township.

Prairie Township Water and Sewer Authority

The Township wants to create its own water and sewer authority to serve the area. In September 2003, the Board of Trustees granted a franchise to the Ohio American Water Company to provide water and sewer service where the Township has none. However, the Township's plan for a water and sewer district runs counter to the Ohio Environmental Protection Agency's approval of a Columbus plan that gives the city almost complete regional control over sewers.

The Township has filed an appeal with the Environmental Review Appeals Commission of Ohio--a three-member panel that hears appeals of Ohio EPA decisions. The Township contends in the appeal that the EPA cannot hand the Township's control over sewer and water in its territory to Columbus.

The Applicant has explored annexation, but the city of Columbus said that it could not extend water and sewer service to the new development. Therefore, unless the Township wins its appeal, the area is virtually un-developable.

Comments

At the conclusion of Mr. Strunk's presentation, Chairman Balzer called for comments from those in attendance.

Speaker: Neil Distelhorst, Zoning Commission

Comment: Using a hypothetical calculation of 1,800 dwelling units times 1.5 children per unit, there exists the potential for

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2,500 more children living in the South-Western City School District. It is highly likely that additional schools will be needed to accommodate the increase in student population. However, no provision for schools, or indication of a contribution of land by the developer for this purpose, is contained in information supporting the Application.

Response: Mr. Kennedy said that planning for community schools at this time was premature. Precedent to development, rezoning must be approved, and water and sewer service must be available in the Township. Schools would become a consideration after these two conditions have been met. Mr. Kennedy estimated that it would take seven to ten years to fully develop the area; therefore, the impact on the school system would occur over time.

Speaker: Howard Balzer, Zoning Commission

Comment: The exhibit for zoning tract indicates that the railroad tracks will cut through the development area.

Response: Mr. Kennedy stated that a pedestrian walkway over the railroad tracks is planned so that the community will be joined. However, there will be no vehicular bridge over or under the railroad.

Speaker: Greg Chillog, Bird Houk Collaborative (land planners and landscape architects).

Comment: Mr. Chillog distributed copies of the master plan to the Commission. He explained that the firm was hired by the Applicant to produce a plan for a quality development characterized by a mixture of land uses, open spaces, and amenities that preserve natural features. The development was to be organized around the existing community of Galloway. Mr. Chillog presented a community vision overview.

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Speaker: Glen Hymer, Zoning Commission

Comment: With nearly 118 acres zoned high-density residential, there are going to be more apartments and condos, something Prairie Township doesn't need.

Response: Mr. Shannon said that to bring a private utility such as American Water into the community, there must be lots of rooftops in order to encourage and justify the sizeable up-front investment required.

Speaker: Neil Distelhorst, Zoning Commission

Comment: According to the vicinity map prepared by Hockaden & Associates, the commercial acreage as proposed is directly across the street from homes that have been in Galloway for probably 100 years or more. Mr. Distelhorst said that this was not a desirable location and suggested that the commercial area be moved to the north.

Response: Mr. Kennedy said that at this stage, the plan was only conceptual and subject to modifications. Assuming rezoning is approved and a public utility is established in the Township, then the development would have to go through the platting and sub-division process, with oversight from the Franklin County Planning Commission.

Resident

Speakers: Keith A. Taggart: expressed his preference for larger lot sizes and stated he was not in favor of commercial development so close to his home.

Mark W. Jones: reiterated that schools were a critical issue and rightfully should be part of development discussion early on. He stated that he did not think that the development was a good plan because it would inhibit the village of Galloway's development.

Mike Ison: expressed his preference for a better mix of housing, including upscale and multi-generation homes.

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Motion on Application

Chairman Balzer inquired as to whether there were other persons who wanted to address the Zoning Commission. As there was none, he called for a motion on the Application.

Neil Distelhorst made a motion to approve Application No. 163-RZ-03 and recommend it to the Board of Trustees for approval based on considerations that the rezoning to R-6, R-8, and GB:

- Is appropriate and compatible with adjacent land use;
- Is in accordance with development objectives, in particular, establishment of transitional zones, in the proposed “Prairie Township Comprehensive Plan”;
- Is a project large enough to attract a private public utility;
- Will enhance the Township’s tax base;
- Bring additional jobs to the Township; and
- Is recommended by Township staff.

And with the conditions that the commercial district is moved away from established homes and that the developer meets with the school board to discuss its plans and their effect on the South-Western City School District.

The motion to approve the Application was seconded by Howard Balzer and unanimously approved by the Zoning Commission.

Zoning Districts:

R-2	Low Density Residential
R-6	Medium Density Residential
R-8	High Density Residential
GB	General Business
SCPD	Selected Commercial Planned District

Next Meeting:

The next meeting of the Zoning Commission will be Tuesday, May 27, 2003 at 7:00 p.m. An evening meeting will be held in order to make it more convenient for residents to attend.

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Adjournment: Moved by Neil Distelhorst, seconded by Hulda Moffitt, and unanimously approved by the Commission to adjourn the meeting at 9:30 p.m.

Submitted by: Hulda Moffitt, Clerk

E-mail Address: [hmoffitt@columbus.rr.com](mailto:hmoffitt@columbus.rr.com)