

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF THE MAY 27, 2003 MEETING  
TUESDAY AT 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, and Tracy Hatmaker, AICP Planner, Franklin County Development Department

Call to Order: Howard Balzer, Chairman, called the meeting to order at 3:00 p.m.

Meeting Minutes: Moved by Neil Distelhorst, seconded by Glen Hymer, and unanimously approved, that the Minutes of the April 22, 2003 Meeting be accepted subject to the following two corrections as noted by Mr. Distelhorst in his motion.

Correction #1 - on page 3 under *Comments*, first sentence of paragraph 1, replace “s” with a “z” in Mr. Balzer’s last name.

Correction #2 – on page 4, under second *Comment*, middle of page, replace “Township” with “property owner and/or Franklin County.”

Old Business: None

New Business: See Items A and B.

A. Prairie Township Comprehensive Plan Update

*Comprehensive Plan Revisions:*

Tracy Hatmaker distributed copies of a Memorandum (Memo) to the Zoning Commission. The Memorandum was from him to Elizabeth Anderson, Township Administrator, and James Strunk, Zoning Inspector, dated May 8, 2003. The subject pertained to revisions to the Prairie Township Comprehensive Plan (Plan), which Mr. Hatmaker presented to the Commission for its consideration. These changes were made subsequent to the initial draft of the Plan, and included:

- Revisions related to use of planned districts and visual preference surveys;

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- Revisions related to the Franklin County Engineer's comments; and
- Revisions related to the Board Street corridor.

Mr. Hatmaker informed the Commission that the Franklin County Planning Commission had recommended approval of the updated Prairie Township Comprehensive Plan.

Following discussion of the revisions, upon the motion of Howard Balzer, seconded by Hulda Moffitt, and unanimously approved, the Zoning Commission recommended adoption of the proposed update to the Prairie Township Comprehensive Plan, which update is reflected in the document entitled "Prairie Township Comprehensive Plan."

*Township Board of Trustees:*

Having received Mr. Hatmaker's permission to use the Memorandum, upon the motion of Howard Balzer, seconded by Hulda Moffitt, and unanimously approved, the Zoning Commission recommended revising the Memo as follows:

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To: Prairie Township Board of Trustees  
From: Prairie Township Zoning Commission

And further recommended approval and adoption of the proposed update to the Prairie Township Comprehensive Plan to the Board of Trustees, which is to be presented at the Trustees' next meeting on May 28, 2003.

*Zoning Initiative Overview*

Mr. Hatmaker also distributed to the Zoning Commission an outline listing zoning initiatives and related parameters to be used as a guide in implementing the Prairie Township Comprehensive Plan.

Zoning initiatives included:

- Conservation districts;
- Water quality-sensitive development standards;
- Urban infill and redevelopment options;
- Community and neighborhood-scale mixed-use center district;

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- Use of visual preference survey: a process involving a wide range of stakeholders with the objective of establishing broad-based consensus about the desirability of certain design concepts and options.
- Planned districts and planned unit developments (PUDs).

Mr. Strunk said that he had already begun a thorough review of the Township Zoning Resolution with the objective of drafting changes that need to be made in order to make zoning regulations supportive of and consistent with provisions in the Comprehensive Plan. He also opined that the Comprehensive Plan should be the definitive guide for future zoning and spending decisions in Prairie Township.

**B. Upcoming Rezoning Applications**

Mr. Strunk informed the Zoning Commission that two rezoning applications would be presented at its meeting in June. Following a preliminary review of the Applications, Mr. Strunk concluded that the land use as stated did not concur with the Comprehensive Plan, especially with respect to transitional development areas. He stated that Application packages would be mailed to each member of the Commission. He encouraged Commission members to be mindful of the Comprehensive Plan during evaluation of the Applications.

Announcement: Jason Thomas, the former Zoning Clerk, has been promoted to Information Technology (IT) Specialist. Rebecca Thurn is the newly hired Zoning Clerk.

Next Meeting: The next meeting of the Zoning Commission will be Tuesday, June 24, 2003 at 7:00 p.m. An evening meeting will be held in order to make it more convenient for residents interested in the pending rezoning applications to attend.

Adjournment: Howard Balzer adjourned the meeting at 8:30 p.m.

Submitted by: Hulda Moffitt, Clerk

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