

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE JANUARY 24, 2006 MEETING**

Members Present: Bill Rowe, Dave Conrad, Howard Balzer, Glen Hymer, and Judy Stalter

Members Absent: None

Others Present: Connie Swisher, Zoning Inspector, Dana Scott, Zoning Clerk, Rob Williams, Franklin County Prosecutor's Office

The meeting was called to order by Howard Balzer, Chairman, at 3:00 p.m.

New Business: Election of Officers

Judy Stalter made a motion to keep Howard Balzer as Chairman, Glen Hymer as Vice Chairman and Dana Scott as Secretary for the year 2006. Bill Rowe seconded the motion. The vote was unanimous, with roll call as follows:

Bill Rowe: Aye
Dave Conrad: Aye
Howard Balzer: Aye
Glen Hymer: Aye
Judy Stalter: Aye

Judy Stalter made a motion to approve the December 27, 2005 Zoning Commission meeting minutes. Bill Rowe seconded the motion. The minutes were unanimously approved with roll call as follows:

Bill Rowe: Aye
Dave Conrad: Aye
Howard Balzer: Aye
Glen Hymer: Aye
Judy Stalter: Aye

The Board, Staff and the Prosecuting Attorney discussed changing the definition of a "commercial vehicle" in the Zoning Resolution. Mr. Rowe suggested increasing the weight limit to 10,000 - 12,000 lbs. and a discussion on vehicle weight followed. The Board directed staff to research weight and lengths of larger passenger vehicles (pick-up trucks, SUV's) and provide them with the information at the next regular scheduled meeting. The Board agreed to continue the review of this format at that time.

Mr. Conrad expressed his concerns on loosening existing regulations on parking of commercial vehicles in the higher density neighborhoods. Mr. Hymer expressed many large passenger vehicles not used for commercial purposes are currently being parked in neighborhoods throughout the Township.

Staff and members of the Board addressed specific questions to Counsel regarding these amendments.

A discussion followed on revisions to the Zoning Resolution to permit commercial vehicles on larger lots outside platted subdivisions and to allow smaller commercial vehicles in residential neighborhoods with specific limitations. (i.e. number of commercial vehicles permitted on a single parcel).

The Board requested Mr. Williams to provide a draft of new language prohibiting commercial vehicles in R-6, R-8 and MFR zoning districts and provide limitations for the smaller commercial vehicles which would be permitted in residential districts for further discussion at the next regular meeting.

The Board discussed implementation of new "Conditional Use Criteria" that would be used by the Board of Zoning Appeals when hearing a request for the parking a commercial vehicle in the R-6, R-8 and MFR residential districts.

Ms. Stalter asked Mr. Williams to provide the Board with information on adopting the new language in the Ohio Revised Code regarding Planned Unit Developments (O.R.C. 519.021). Ms. Stalter stated the information could be useful to the Township with regard to the Darby Accord and also work in conjunction with the Township's Comprehensive Plan on future developments.

Old Business: None

Announcements: ***There will be a Special Meeting held on Wednesday February 1, 2006 @ 7:00 p.m., which is the regularly scheduled Board of Trustees Meeting. (This special meeting was cancelled on Jan. 31, 2006 by Chairman Howard Balzer)***

Next Meeting: **Will be held on Tuesday February 28, 2006 @ 3:00pm.**

Adjournment: The meeting was adjourned at 5:00 p.m. by Howard Balzer, Chairman.

Submitted by: Dana Scott, Zoning Clerk