

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE FEBRUARY 28, 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 3:05 p.m.

New Business: None

Bill Rowe made a motion to approve the February 28, 2006 Zoning Commission meeting minutes. Judy Stalter seconded the motion, with a correction to paragraph two, to read "of" after the word parking. The minutes were unanimously approved with the modification, 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 continued discussion on changing the definition of a "commercial vehicle" in the Zoning Resolution. The Board discussed changing the commercial vehicle definition of weight and length. 7,500 pounds (increased to 14,000 pounds) 21' feet (increased to 24' feet)

Mr. Rowe suggested having different parking regulations for different zoning districts.

Ms. Stalter brought up concerns of parking large vehicles on narrow streets in the township. A discussion followed.

Mr. Hymer suggested commercial vehicle parking in residential districts should not create traffic hazards or safety concerns. Residents should have clear visibility when backing out of their driveways.

A discussion followed regarding the parking of smaller commercial vehicles which are no larger than a passenger vehicle in residential districts.

Mr. Conrad expressed his concerns on loosening existing regulations on parking of commercial vehicles in the higher density

residential neighborhoods.

Ms. Stalter expressed concerns with these types of vehicles that have their tools, ladders, racks, pipes, etc. and other misc. items exposed and in open view. A short discussion followed.

Mr. Rowe suggested commercial vehicles should be permitted to be parked inside an enclosed structure in any district. The Board discussed making this a conditionally permitted use and should be heard by the Board of Zoning Appeals.

Ms. Swisher informed the Board that Mr. Neil Distelhorst recommended changing the word "parking" to "outdoor" so the first sentence reads "***the outdoor storage of any commercial vehicle shall not be permitted within any residential district.***" Mr. Distelhorst also recommended adding criteria to this section to allow for the parking of larger vehicles on larger lots. The Board asked Ms. Swisher to request Mr. Distelhorst to write his recommendations and submit them to the board for review.

The Board requested Mr. Williams continue to work on providing them with a draft of new language for commercial vehicle parking.

Old Business: None

Announcements: ***None***

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

Adjournment: The meeting was adjourned at 4:25 p.m. by Howard Balzer, Chairman.

Submitted by: Dana Scott, Zoning Clerk