

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE AUGUST 22, 2006 MEETING**

Members Present: Bruce Whyte, Howard Balzer, Glen Hymer, Bill Rowe and Judy Stalter

Members Absent: None

Others Present: Connie Swisher, Zoning Inspector, Dana Scott, Zoning Clerk, Molly Mooney, Zoning Field Inspector

The meeting was called to order by Howard Balzer, Chairman, at 7:00 p.m.

Mr. Whyte moved to approve the July 24, 2006 Zoning Commission meeting minutes. Mr. Hymer seconded the motion. The minutes were previously approved at the Special Meeting held earlier today, roll call as follows:

Bruce Whyte: Aye
Howard Balzer: Aye
Glen Hymer: Aye
Judy Stalter: Aye

Old Business: Continued discussion on the Big Darby Accord

New Business: *Application No: 175-RZ-06*

Applicant and Owner: Krista Remias, 3176 Andy Terrace, Columbus, Ohio, 43223

Location: 174 Norton Road, Columbus, Ohio 43228

Request: To re-zone the property located at 174 Norton Road, Columbus, Ohio 43228 from R-4 (Residential) to E.U. (Exceptional Use.)

Proposed Use: for a Coffee Shop/Deli and also a meeting room to serve as a place of assembly for uses such as support groups.

Ms. Swisher presented the Board with a PowerPoint Presentation, and asked if there are any questions from the board.

Ms. Remias stood at the podium and presented a slide show presentation of her own and shared a little bit about herself and why she came to by this piece of property and start a small business, and to answer any questions or concerns the board

members or residents may have.

Mr. Whyte: Does the site have adequate parking?

Ms. Swisher: The applicant has revised the layout to show a 30' foot wide, single access onto Norton Road, and that the parking was only one (1) spot shy of meeting the required 25 spaces. The Prairie Township Fire Department has signed off on the revised layout.

Ms. Stalter: Since a portion of this new business is going to be dealing with a church, does that then make this property tax exempt?

Ms. Swisher: No, because the owner still has a commercial use.

Mr. Whyte: In relation to the sign that this facility might have, does that cause a problem since there isn't much frontage between the road and the front of the building? Do we have some kind of signage requirements?

Ms. Swisher: The code says that with an E.U. (Exceptional Use) requires them to meet G.B. (General Business) standards, so what that would allow her is 100 square feet on the building and 200 square feet out front on a freestanding sign. The only sign that she has proposed on her development plan is an 87 square foot (a little v-shaped sign)

Ms. Swisher: Replied, she would like to have Ms. Remias to address that because the zoning department does have some concerns that when the road is complete, and if it is as high as it is now, we are afraid that the signage will not be visible. The zoning department told Ms. Remias that she might want to address that so that she is not stuck with a very low sign when in fact, you have to go by what is on a development plan in an E.U. (Exceptional Use) district, and that she can ask for the sign to be raised up now (code does allow her to fall under the G.B. General Business standards) it's just a matter of getting it on the development plan and approved by the Board.

Mr. Whyte: How far away from the place where children would cross from the school crossing Norton Road? Lets say a child for some reason wished to visit this facility, would they be able to cross directly across the street (is there a cross walk) or would they have to go way down (one way or the other on Norton)?

Ms. Remias: I would assume you would have to go to the light at Palmetto or Owen (there's lights there) with crosswalks but that would be as close to the business, you would be jaywalking to go across the street from the house.

Mr. Balzer: And there's sidewalks too right?

Ms. Swisher: They have a crosswalk at Palmetto now, but it is all being improved.

Ms. Stalter: Asked the applicant about the Franklin County Planning Commission's reference to her screening.

Ms. Remias replied saying that on the new development plan, she

has added some additional screening that was not on the original plan. There was a debate about whether the neighbors would rather have plantings all the way around or fencing all the way around. We proposed it this way with both plantings and fencing.

Mr. Whyte: was there any consideration for exterior lighting in the parking area? And will they generate light directly onto the house at all?

Ms. Remias: No. The light will all be directed down towards the parking lot area itself.

Mr. Balzer made a motion to approve the rezoning from R-4 to E.U. with modification that all signage to meet B.G. General Business standards, Mr. Rowe seconded.

Roll call as follows:

Bruce Whyte: Aye

Howard Balzer: Aye

Bill Rowe: Aye

Judy Stalter: Aye

Glen Hymer:

Next Meeting: Next regular meeting will be September 26, 2006 at 4:00 p.m.

Adjournment: The meeting was adjourned at 7:50 p.m. by Howard Balzer, Chairman.

Submitted by: Dana Scott, Zoning Inspector