

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF JULY 24, 2007 MEETING**

---

**Members Present:** Howard Balzer, Christopher Finn, Glen Hymer, and Hulda Moffitt

**Members Absent:** Judy Stalter

**Others Present:** Connie Swisher, Zoning Inspector; Dana Scott, Zoning Clerk

**Call to Order:** The meeting was called to order by Howard Balzer, Chairman, at 4:00 p.m.

**Meeting Minutes:**

Chairman Balzer stated that a correction should be made to the June 24, 2007 Zoning Commission Meeting Minutes: Next to the heading "Members Absent," Hulda Moffitt should be listed because she did not attend the meeting. Mr. Balzer asked for a motion to approve the minutes as corrected. Mr. Hymer moved to approve the June 24, 2007 Zoning Commission Minutes as corrected. Mr. Finn seconded the motion. The minutes were unanimously approved. Roll call as follows:

Howard Balzer, Aye  
Christopher Finn, Aye  
Glen Hymer, Aye  
Hulda Moffitt, Aye

**Old Business:**

Questions Regarding Riparian Buffers

Ms. Swisher said that she had a meeting with Ben Weiner, a planner from the Franklin County Economic Development & Planning Department, regarding the Zoning Commission's questions about what formula, as described in Method 1, should be used to delineate riparian setbacks in the amendment to Prairie Township's Zoning Resolution: Article 21, Big Darby Creek Critical Resource Protection District (CRPD).

Ms. Swisher said that Mr. Weiner told her that Prairie Township should use all three formulas listed in Section 650.09, Method 1 (see Reference #1).

Method 1: The setback distance from the centerline of the stream must be sized as the greatest of the following:

- 1) The regulatory 100 year floodplain based on FEMA mapping;
- 2) 100 feet on each side;
- 3) The distance calculated using the following equation:

$$W = 133DA^{0.43}$$

Where:

DA = drainage area in square miles (mi<sup>2</sup>)

W = setback width in feet (ft)

W must be divided by two (2) in order to calculate the setback for one side of the stream. If the DA remains relatively constant throughout the reach of interest, then the DA of the downstream edge of the stretch must be used. Where there is significant increase in the DA from the upstream edge to the downstream edge of the area of interest, the setback width increases accordingly.

---

Reference #1:

*Franklin Soil & Water Conservation District*

*Section 650: Big Darby Creek Watershed Riparian Setbacks / Section 650.09: Riparian Setbacks*

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF JULY 24, 2007 MEETING**

---

Even though the Zoning Commission had expressed a preference at a previous meeting (6/26/07) to use just the FEMA100 year floodplain maps, Ms. Swisher told members—although she had previously thought that the choice of formula was optional—she now thinks that they should heed Mr. Weiner’s advice and include all three in the Township’s zoning code.

Ms. Swisher also reminded the Zoning Commission that the three formulas come directly from the Ohio EPA Water Quality Management Plan (208 Plan), which was prepared to comply with the federal Clean Water Act. In the 208 Plan, the Ohio Environmental Protection Agency directs local governments to adopt regulations and change policies in order to protect water quality. One of these directions includes a requirement to adopt stream setbacks from all watercourses in the Franklin County portion of the Big Darby Watershed. The 208 Plan was the model for Franklin County’s amendment to Section 650.

Prairie Township Zoning Resolution

Article 21: Big Darby Creek Critical Resource Protection District (CRPD)

Ms. Swisher distributed a “rough draft” of Article 21 to each member of the Commission. She explained that, in response to the Commission’s request for the text to be as close as possible to Section 650 of the Franklin County Zoning Resolution, she replaced much of the wording in Article 21 with Franklin County’s language—but made changes where necessary to make the text applicable to only the area in Prairie Township that is included in the Darby Accord.

Regarding the name of Article 21, Ms. Swisher said that it will remain the same to avoid having to make amendments to other Articles in the zoning code that make reference to it.

Ms. Swisher said that there are several questions throughout Article 21 that the Commission needs to address, such as Section 2165, which deals with the BZA and variances within riparian setbacks. She also stated that in the next version she will replace the blank lines with the correct section references.

Prairie Township 2007 Comprehensive Plan Update

Ms. Swisher informed the Commission that on July 24<sup>th</sup> MSI delivered on disc the final 2007 update of the Comprehensive Plan. She said that the updated Plan will be printed, copied, and mailed to Commission members to read. This update, built upon the Comprehensive Plan originally adopted in 2003, incorporates the recommendations of the Big Darby Accord Watershed Master Plan adopted by Prairie Township in 2006. As requested by Tracy Hatmaker, Township administrator, this version also includes changes in the Economic and Commercial Development section that pertain to West Broad Street corridor improvements and redevelopment plans.

Ms. Swisher said that she will submit the 2007 update of the Comprehensive Plan to the Big Darby Accord Advisory Panel for its recommendation, as required by the Darby Accord.

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF JULY 24, 2007 MEETING**

---

Special Meeting of Zoning Commission

Because Prairie Township is a participating jurisdiction in the Darby Accord, Ms. Swisher told members that amended Article 21 will have to be submitted to the Big Darby Accord Advisory Panel for its recommendation prior to the Commission making a motion to accept the amendments and holding a public hearing. She suggested that the Zoning Commission convene a special meeting for the purpose of amending portions of Article 21 of the Prairie Township Zoning Resolution to include riparian setbacks as required by the Darby Accord.

Mr. Balzer said that he concurred that a special meeting of the Zoning Commission should be held and asked the members if all could be present on Tuesday, August 14, 2007, at 3:00 p.m., at the Township Hall, 23 Maple Drive. All present responded in the affirmative. Ms. Swisher said that staff would take care of publishing the special meeting notice and notifying the Trustees.

There being no further business, Mr. Balzer adjourned the meeting at 4:10 p.m.

Respectfully submitted,

Hulda Moffitt, Secretary  
Prairie Township Zoning Commission