

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of the February 9, 2021 Meeting

Members Present: Doug Owsley, Bill Gallaer, Bruce Steele, Doug Falke, Duane Dellinger

Others in Attendance: Dana Scott, Alicia Armentrout, Cassady Critchfield from Zoning

Acting Chairman Doug Owsley called the meeting to order at 7:00 P.M.

Mr. Owsley announced that we are having a combination in-person and virtual meeting.

Mr. Owsley swore in those wishing to speak, both in person and online.

Mr. Owsley asked for a motion to approve the minutes of the January 12, 2021 meeting. Motion by Mr. Steele to approve and a second by Doug Falke. All members voted to approve.

Old Business: Election of Officers is tabled until the March 9, 2021 meeting.

New Business: A) **Conditional Use Application 190-CU-21**

Applicant: Chad and Karie Cummins

3074 Grassy Bend Drive, Grove City, OH. 43123

Location: Parcel No. 240-000060.

227 Norton Rd. Columbus, OH. 43228

Request: To grant a Conditional Use from the provisions of Section 568 Specific Conditional Use Criteria #2 Home Occupation; to allow the tenants to operate a beauty salon/ barber shop as a home-based business.

Ms. Critchfield gave the facts of the Conditional Use Application. It's a .39-acre tract zoned R-4. To the north is zoned rural and east it is zoned R-4. To the south and to the west is the City of Columbus. Next to this location to the north is the Norton Middle School. The Conditional Use request is for a home occupational request. Owner is requesting a Section 568-2 to operate a barber shop/hair salon as a home occupation. There was previously a Conditional Use at this location for a barber shop/ beauty salon in approximately 1991. The salon will have 3 chairs with 3 stylists. Two of the stylists will be family members that will be living at this location. There will be one additional stylist that does not live in the home. The home is approximately 2,000 square foot with 480 square foot to be used for the salon. Standard hours will be from 9A.M thru 5P.M. Appointments will be staggered with a maximum of two appointments at a time. Has existing large parking area and driveway to allow for easy ingress and egress. Due to hours and location, there should be no effect on the traffic in the area. An aerial

view and pictures were shown was shown to show existing parking and drive. The salon has its own entrance and a ramp for ADA. Miss Critchfield explained that an existing Conditional Use expires after non use of two years. There were no complaints from previous business operating at this location. There are no specific terms associated with this request.

New Business: B) Variance Application 653-VA-21

- Applicant:** Chad and Karie Cummins
3074 Grassy Bend Dr., Grove City, OH. 43123
- Location:** Parcel No. 24000060
227 Norton Rd., Columbus, OH. 43228
- Request:** To grant a Variance from the provisions of Sections 568 #2(h); to permit the applicant to erect a sign on the property located in the R-4 (low density residential) District.

Ms. Critchfield reported that owner is requesting a three (3) foot by three (3) foot mounted sign to be placed on the southeast corner of the home north of the drive. The sign will be twenty-two (22) foot from the roadway and fifteen (15) foot from the corner of the house. The sign will be four (4) foot high.

Speaking for was the applicant Chad Cummins. Owner purchased home after seeing it vacant for a period of time hoping to open a home-based beauty salon/ barber shop. Mr. Cummins stated the sign will only have business name, address and phone number. It will be a non-lit sign. The applicant stated the property will stay the same as previous years with only cosmetic changes such as shutters, paint, etc. Applicant also stated they will not live in the house but they have two people interested in living there. One is two sisters who are both stylists and the other is husband and wife who both are stylists. Mr. Cummins stated hours would be M-F 9AM-5PM. Saturdays 9AM -12 noon.

There were no others to speak for or against either issue in the room or virtual.

Discussion from the Board to allow the business to be open from 8 A.M thru 8 P.M. seven (7) days a week. This was done in case in the future hours need to change so owner doesn't need another variance. Further discussion from the Board to allow the sign to be five (5) foot tall instead of four (4) foot.

Mr. Owsley stated the determining factors of whether or not to grant the request for Conditional Use Application:

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| 1) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a Conditional Use | YES |
| 2) Whether the Conditional Use is substantial (creates nonconforming property) | NO |
| 3) Whether the essential character of the neighborhood be altered (all of the current properties are similar or the same) | NO |
| 4) Whether the Conditional Use adversely affect governmental services | NO |

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| 5) Whether property owner purchased the property with knowledge of zoning restrictions | YES |
| 6) Whether the property owner's predicament be obviated through some other method | NO |
| 7) Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the conditional use | YES |

Chairman Owsley asked for a motion on Conditional Use Application 190-CU-21

Mr. Falke made a motion with the amended stipulation of the hours of operation be from 8 A.M thru 8 P.M. seven (7) days a week. Second by Mr. Steele.

Roll Call Vote:	Mr. Steele	For
	Mr. Falke	For
	Mr. Dellinger	For
	Mr. Gallaer	For
Chairman	Mr. Owsley	For

The Conditional Use Application is APPROVED

Mr. Steele made a motion to approve Variance Application 653-VA-21 with the amended stipulation to allow the sign to be five (5) foot high. Seconded by Mr. Falke.

Roll Call Vote:	Mr. Steele	For
	Mr. Falke	For
	Mr. Dellinger	For
	Mr. Gallaer	For
Chairman	Mr. Owsley	For

The Variance is APPROVED

Announcements: Two (2) new applications for March

Adjournment: 7:21 P.M.

Submitted by: Duane Dellinger