

**PRAIRIE TOWNSHIP ZONING COMMISSION  
REGULAR MEETING  
Tuesday, March 28, 2023, 3:00 PM**

**IN-PERSON ATTENDANCE**

**Board Members:** Melvin Jones, Vice Chairman; Alec Milam, Secretary;  
Kevin Dye; Howard Balzer  
**Alternate Board Members:** Steve Bailey  
**Township Staff:** Dana Scott; Alicia Armentrout  
**Guests:** None

**ABSENT**

**Township Staff:** None  
**Board Member:** Christopher Finn, Chairman  
**Alternate Board Member:** Becky Frim

**CALL TO ORDER**

Mr. Melvin Jones, Vice Chairman, called the regular meeting of the Prairie Township Zoning Commission to order at 3:05 PM on Tuesday, March 28, 2023, at the Township Hall, 23 Maple Drive, Columbus, Ohio 43228.

Our meeting is being held in person and is being cast online for viewers only. Viewers will be muted on entry and will not have the ability to address the board and not participate in this meeting.

**MEETING MINUTES**

Mr. Jones asked for a motion to correct or approve as written the minutes for the January 24, 2023, Prairie Township Zoning Commission regular meeting.

Mr. Jones made a motion to approve the Tuesday, January 24, 2023 meeting minutes as written. Motion seconded by Mr. Dye.

Roll Call:  
Howard Balzer           Aye  
Kevin Dye                Aye  
Alec Milam               Aye  
Melvin Jones            Aye  
Christopher Finn        Not Present  
Steve Bailey             Aye

Motion to approve the January 24, 2023 meeting minutes was passed unanimously.

**OLD BUSINESS**

Officer Elections

*Secretary*

Mr. Dye nominated Mr. Milam to serve as Secretary for 2023 with Mr. Milam accepting.

Roll Call:

Howard Balzer	Not Present
Kevin Dye	Aye
Alec Milam	Aye
Melvin Jones	Aye
Christopher Finn	Not Present
Steve Bailey	Aye

*Vice Chairman*

Mr. Milam nominated Mr. Jones to serve as Vice Chairman for 2023 with Mr. Jones accepting.

Roll Call:

Howard Balzer	Not Present
Kevin Dye	Aye
Alec Milam	Aye
Melvin Jones	Aye
Christopher Finn	Not Present
Steve Bailey	Aye

Board Member Contact Information

All present members confirmed their contact information to be correct.

**NEW BUSINESS**

Officer Elections

*Chairman*

Nominations for Chairman continued to the April 25, 2023 meeting at 3 PM.

Roll Call:

Howard Balzer	Aye
Kevin Dye	Aye
Alec Milam	Aye
Melvin Jones	Aye
Christopher Finn	Not Present
Steve Bailey	Aye

Zoning Resolution Revisions

- Ms. Scott stated that Ms. Armentrout has spent a lot of time on changes.
- Ms. Armentrout used a PowerPoint presentation to display proposed changes to the

Prairie Township Zoning Resolution.

-Revisions that were discussed:

- Definitions (Accessory Apartment, Accessory Use or Structure, Carport, Donation Box, Dwelling Two-to-Four Family, Dwelling Multi-Family, Fence, Garages Private, Livestock, Lot Coverage, Portable Storage Container, Recreational Vehicle, Solar Array, Tarp, and Telecommuter)
- Article 3 (Enforcement)
  - Change work commencement period from 1 year to 6 months (Sections 302-3,305)
- Article 5 (Administration)
  - Home Occupation Text Change (Section 522, #9)
  - Home Occupation Conditional Use Criteria revisions and removal of Tenant Farm Dwelling, Drug Store, and Granny Flat (Section 568)
- Article 7 (Provision for Official Zoning Map)
  - Addition of West Broad Street Corridor Overlay District (WBSCOD) to Special Districts (Section 720)
- Article 9 (District Regulations)
  - Creation of new section (922) for Home Occupation requirements, which includes Category A (minor) and Category B (major)
  - Category A includes home occupations with little or no impact on surrounding area and requires a home occupation permit.
  - Category B includes home occupations that have or might have a noticeable impact on the surrounding area and requires a conditional use permit.
  - Height Limitation Exception changes to detached accessory buildings in both Residential and Rural Districts (Sections 937)
- Article 10 (Supplementary District Regulations)
  - Revision of Section 1001 #7
  - Principal building or structure carport regulations (Section 1002)
  - Shipping/Cargo Container prohibition as accessory buildings (Section 1009)
  - Portable storage container regulation addition (Section 1012 #8)

-Some items included in proposed changes will be addressed at a later date.

Mr. Jones made a motion to continue Zoning Resolution Revisions discussion to special meeting on Thursday, April 13, 2023 at 3 PM. Seconded by Mr. Bailey.

Roll Call:

Howard Balzer	Aye
Kevin Dye	Aye
Alec Milam	Aye
Melvin Jones	Aye
Christopher Finn	Not Present
Steve Bailey	Aye

**ANNOUNCEMENTS**

Mr. Jones announced that the next regular meeting of the Prairie Township Zoning Commission will be Tuesday, April 25, 2023 at 3 PM at the Township Hall.

Mr. Jones announced that there will be a special meeting of the Prairie Township Zoning Commission on Thursday, April 13, 2023 at 3 PM at the Township Hall.

**ADJOURNMENT**

There being no further business before the Prairie Township Zoning Commission, Mr. Jones adjourned the regular meeting at 4:30 PM.

Respectfully submitted,  
Alec Milam, Secretary