

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes from July 11, 2023 Meeting

Members present: Mike McKay, Bruce Steele, Doug Falke, Matt Knight, Duane Dellinger

Others in Attendance: Alicia Armentrout and Cassady Critchfield from Zoning.

Chairman Mike McKay called the meeting to order at 7:02 P.M.

Mr. McKay asked for a motion to approve the minutes from the May 9, 2023 meeting. Motion from Matt Knight and second from Bruce Steele to approve the minutes. All members voted to approve.

Mr. McKay swore those in wishing to speak. Mr. McKay also stated that if you wanted to speak for or against, you had to be at the meeting in person. The virtual zoom presentation was for hearing the meeting only and all joining would be muted.

Old Business: A) Conditional Application No. 191-CU-22
S&W Bait Shop
628 Lakefield Drive, Galloway, Ohio 43119
Revisit approved application for impact on neighborhood.
Original application approved June 14, 2022.

Ms. Armentrout gave the facts and stated this Conditional Application was approved June 14, 2022 with the stipulation it would be revisited in one year to see if there was a negative impact on the neighborhood.

The Board stated if felt this Conditional Use does not fit the Resolution Requirements as it states: There shall be no sale on the premises of commodities not produced as the result of the home occupation. On premises sales shall be limited to commodities produced as a result of the home occupation or products of a direct sales organization such as Amway, Avon, Mary Kay Cosmetics, Shaklee, or other similar organizations as determined by the Zoning Inspector. The owner is to only sell products related to the bait shop.

Speaking for is the owner Steve Williams of 628 Lakefield Drive, Galloway, Ohio 43119. Mr. Williams stated he wants to build this business for grandchildren. He stated he does purchase the products he sells. He stated he had \$440 in sales in 2022 and was in the hole \$9,000.00. He stated he eventually wants to make this a nonprofit business and hopes to rent another business location if his business grows. He stated he has a letter from the Girl Scouts where he has donated fishing poles and supplies to them.

Also speaking for was Voitec Zoleski of 4756 Hilton Avenue, Columbus Ohio 43228.

Motion by Mr. Falke, seconded by Mr. Steele to revisit the Conditional Use Application in six months at the January 9, 2024 meeting to determine if there is a negative impact on the neighborhood.

Roll Call: **Mr. Steele For**
 Mr. Falke For
 Mr. Knight Against
 Mr. Dellinger Against
 Mr. McKay For

Motion is APPROVED

New Business: A) Conditional Use Application No. 194-CU-23

Applicant: James Carney
 5577 Johnson Road
 Grove City, Ohio 43123

Location: Parcel No. 240-001532
 6425-6429 West Broad Street
 Galloway, Ohio 43119

Request: To grant a Conditional Use according to the provisions of Section 568 #43 (Multi Family Residential Uses in a General Business District), to permit the owner to maintain two (2) residential apartment units within the existing commercial structure located in the GB (General Business) district.

Ms. Critchfield gave the facts and showed pictures of the Conditional Use Application. The owner is James Carney, 5577 Johnson Road, Grove City, Ohio 43123. The property is a 1.85-acre parcel located on the south side of West Broad Street, across from Clover Meadows Subdivision. The property is zoned General Business (GB) and is surrounded by SER on the north, the City of Columbus on the east, and GB on the south and the west.

The building is exempt from setbacks due to be grand-fathered in due to its age.

The applicant is seeking a Conditional Use according to the provisions of Section 568 #43 (Multi-Family Residential Uses in a General Business District), to permit the owner to maintain two (2) residential apartment units within the existing commercial structure located in the GB (General Business) district.

Section 568 Specific Conditional Use Criteria #43 - Multi Family Residential Uses in a General Business District states Multi -Family Residential Uses are permitted in a General Business District if they meet the development standards of the MFR-12 (Multi Family Residential District).

The Parking Plan requirements for MFR-12 requires 2 ½ parking space per unit. Parking areas extending to a property line are required to have parking barriers such as curb stops, fencing, or landscaping. Within the Big Darby Accord Watershed, Prairie Township requires the use of appropriate pervious pavements or other technologies that will reduce run-off and maximize infiltration of stormwater.

The Zoning Department has had the following complaints and inspections for 6425 W. Broad Street.

8/1/18, INS-0440943

Zoning complaint: Parking of vehicles on neighboring properties. An inspection found there to be no violations.

4/19/22, INS-274688

Nuisance complaint: Trash/debris outside of dumpster. Door tag placed,

4/20/22 – Declared a Nuisance by Trustee Resolution

4/21/22 – Posted property

5/3/22 – Closed by Road Dept. during monitoring (cleaned up by property owner)

8/5/22, INS-847131

Zoning Complaint: Outdoor storage, multiple junk vehicles being stored, vehicles parked too close to and/or in the road right-of-way. Violation letter sent

Reinspection 9/30/22 – same conditions

Reinspection 4/14/23 – No violations

6/12/23, INS-780583

Zoning Complaint: Construction, HVAC, electrical work had been and is continuing to be performed without permits. Violation letter sent.

Owner contacted Zoning and discussed Conditional Use. Application filed 6/16/23

Speaking for was the owner James Carney, 5577 Johnson Road, Grove City, Ohio 43123. Mr. Carney stated he would like approval to have two (2) apartments on the first floor of the Commercial Building. Mr. Carney stated he gutted the building and remodeled the first floor. He currently has one tenant that has been living in the building for approx. six (6) months. He stated he plans to have five (5) parking spaces in the front of the building between the building and West Broad Street. He also is planning on putting up a six-foot fence along the east side of the building from the back of the building to West Broad Street. He's also planning to plant trees for a barrier. The main entrances are in the rear of the building. There is a service garage to the east of this building that is on the same parcel.

There was discussion between the Board and Mr. Carney about the appearance of the building and the property (cars setting around, mechanics service shop next door etc). Mr. Carney stated eventually he wants to finish the rest of the building to rent or for commercial purposes. He was advised if there were to be four or more residential units then the entire building would

have to be brought up to current standards to meet commercial codes. Mr. Carney stated there are two holding tanks in the rear of the building, preventing the parking from being in the rear. One tank is for the building in question and the other for the service shop next door. There is currently no septic system and the tanks need to be emptied as they fill up. When questioned about trash removal, Mr. Carney wasn't sure but stated they could use the dumpster at the service shop.

Also speaking for was Voitek Zoleski of 4756 Hilton Avenue. Columbus, Ohio 43228.

Speaking in opposition of the Conditional Use Application was David Birthelmer of 6362 Clover Meadow, Galloway, Ohio 43119. Mr. Smith feels the location is an eyesore with blacked out windows and all the used vehicles setting around. Mr. Birthelmer said residents are concerned if any more renovations are done where would parking be added with limited space. He also stated he has a petition with 14 signatures of residents that are against the apartments at this site. They state there are a lot of cars and junk vehicles setting around the property and they fear it will get no better.

Speaking in opposition of the Conditional Use Application was Mary Edington of 100 Alton Road, Galloway, Ohio 43119. Ms. Edington is concerned of excess noise, people, lighting and lack of privacy.

Mr. Carney gave a rebuttal.

Motion by Br. Steele, seconded by Mr. Dellinger to Break for Private Discussion at 8:11 P.M.

Entered back into session at 8:21 P.M.

Motion by Mr. Steele, seconded by Mr. Falke to approve the request of allowing two (2) residential apartment units in the commercial site as presented.

Roll Call:	Mr. Steele	Against
	Mr. Falke	Against
	Mr. Knight	Abstain
	Mr. Dellinger	Against
	Mr. McKay	Against

Motion FAILED at 8:30 P.M.

Announcements: Next meeting is August 8, 2023 with two items on the table.

Adjournment: 8:24 P.M.

Submitted by: Duane Dellinger