

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS

SEPTEMBER 12, 2006 MEETING MINUTES

Members Present: Bill Gallaer, James Lee, Lee Shoaf, Mark O'Loughlin

Members Absent: Jan Pitts, Christy Overla

Others in Attendance: Connie Swisher, Dana Scott, Molly Mooney (Zoning Department Staff)

Chairman, Mr. O'Loughlin called the meeting to order at 7:00 p.m.

Chairman, Mr. O'Loughlin called for approval of August 8, 2006 meeting minutes.

Mr. Gallaer moved to approve minutes as submitted, Mr. Lee seconded. The motion carried unanimously.

Chairman, Mr. O'Loughlin explained the meeting process to all in attendance. Due to absent Board member at tonight's meeting Chairman gave all the applicants the option to table their application until next month meeting when all five Board members would be present and explained that they require three votes in favor of for their application request to be granted. All applicants agreed to proceed with tonight's meeting.

Chairman, Mr. O'Loughlin swore in all those wishing to speak.

Old Business: None

New Business: A) Conditional Use Application 159-CU-06

**Applicant: Mr. Anthony Worthington
160 Alton Road Galloway Ohio 43119**

**Owner: Mr. Anthony Worthington
Location: 160 Alton Road Galloway Ohio 43119**

Dana Scott, Zoning Clerk presented the facts of the application and gave surrounding land uses. An N.F.I.P. permit has been obtained from Franklin County Development Department and engineered

drawings submitted are to build on to the rear of the home within the floodway fringe area.

Mr. Worthington, owner explained that he wanted to build a larger bedroom onto his home and they did not know the property was in the floodplain until they closed on the house.

Mr. Petit, 161 Alton neighbor directly across from applicant spoke in favor of the application stating it would ad to the value. He has no objection and supports their plan to ad on to their home.

Mr. Cobert, 175 Alton spoke in favor of the application stating he had no objection to the application.

Chairman, Mr. O'Loughlin asked for anyone who would like to speak against the application.

Mr. Stackley, 140 Alton Rd. Spoke against the application stating that the water has always been a problem in the neighborhood. The area to the east drains towards his property. Flooding has always been a problem for his home. Also he stated that the applicant has been running a commercial flooring business from this property.

Mr. Gallaer asked is he felt this addition would cause additional flooding onto his property.

Mr. Stackley replied, "Absolutely," and then referenced the accessory building the applicant constructed over a year ago. The wood the applicant stores outside the building stops the flow of the storm water. The panel truck he parks on the property is an eyesore.

Chairman, Mr. O'Loughlin stated the commercial business was not something they would address tonight but it would be brought up in another situation. Asked if anyone else wanted to speak against? Did the applicant want a rebuttal?

Mr. Worthington, replied the addition will be built on the other side of the house and I don't see where it will cause any additional water troubles to his land. The septic system has been moved. My other next door neighbor does not have a problem with this. The contractor is here and the truck will be removed.

Mr. Stackley, I spoke with Mr. Worthington about this yesterday and he informed me that he had a warehouse. That is where the business should be kept and keep this residential zone, residential. His

workers have used my driveway and torn up my yard to access Alton Rd.

Chairman, Mr. O'Loughlin asked Mr. Worthington what they were doing to deal with the water issues.

Owner referred to the builder.

Mr. Burns, contractor stated that on the left side of the house the downspouts would be brought around where the roof goes and tied back in the same spot.

Chairman, Mr. O'Loughlin asked with the extra impervious surface will you provide any retention.

Mr. Burns, said they will keep the same level as the ground is now we will just go down to the frost line and grade it the same. We will tie it in to what ever system is in the back now.

Chairman, Mr. O'Loughlin asked for a motion from the Board.

Mr. Lee moved to approve application 159-CU-06 with the following stipulation.

“The down spouts are to be tied back into the current tile to alleviate as much water runoff as possible.”

Mr. Shoaf, seconded.

Roll Call:

Mr. Gallaer	For
Mr. Lee	For
Mr. Shoaf	For
Mr. O'Loughlin	For

B) Variance Application No. 498-VA-06

**Applicant: Shawn McNeil, Just Garages
2014 Zettler Ave. Cols. Ohio 43232**

**Owner: Ruby Duff
Location: 4710 Frost Ave.**

Dana Scott, Zoning Clerk presented the facts of the application. The applicant request to build an attached 24 X 30 garage on a corner lot in Lincoln Village South without meeting the required front and rear setbacks.

Shawn McNeil, contractor spoke for the applicant stating the owners have expressed safety concerns with a lot of break-ins in the neighborhood and they would like to be able to secure their vehicles inside a garage. Also, it is my understanding that current code requires any new home being constructed today to have a garage. The owners actually own the property to the rear as well.

Danielle Duff, resident stated that they have installed security cameras and sensor lights due to the crime in the neighborhood that has recently increased. We have our belongings stolen all the time. She also submitted a letter that she circulated in the neighborhood with signatures to the Board.

Chairman, Mr. O'Loughlin read the letter and made it part of the record and stated that there are six signatures on the letter.

Mr. Gallaer moved to approve application as proposed.

Mr. Lee seconded.

Roll Call:

Mr. Gallaer	For
Mr. Lee	For
Mr. Shoaf	For
Mr. O'Loughlin	For

C) Variance Application No. 499-VA-06

**Applicant: Bob Sisco Sisco Construction
3100 SR 197 London Ohio 43140**

**Owner: LuAnn Byrd
Location: 8421 Silverbell Ave. Galloway, Ohio 43119**

Dana Scott, Zoning Clerk presented the facts of the application and gave the surrounding land uses to the Board. The applicant requests a variance to build a 20 X 28 room addition and a 22 X 22 garage. Both attached to the south side of the existing home that is located on a corner lot and does not meet the front and rear set-backs.

Michael Byrd owner explained that they want more living space and storage but cannot build on the other side of the home it is too close to the road. We would like to make our home look better.

Steve Bailey, resident spoke in favor of the application stating the applicants have fixed the property up since they purchased it.

Mr. Gallaer moved to approve application as submitted.

Mr. Shoaf seconded.

Roll Call:

Mr. Gallaer	For
Mr. Lee	For
Mr. Shoaf	For
Mr. O'Loughlin	For

Announcements: Ms. Swisher informed the Board that two more applications have already been filed with the Zoning Office for next months meeting you will need to read over new change to Article 10 (1015) Commercial Vehicle Parking. Giant Eagle is still working on getting submittal information to the staff. To date it appears they need signage variances and possibly set-backs for Get-Go gas unless the canopy can be relocated. Molly Mooney is our new Field Inspector in the Zoning Office, she comes from Franklin County with 4 years of experience in zoning and N.F.I.P. permits.

Adjournment: Chairman adjourned the meeting at 7:40 p.m.

Submitted by: Connie Swisher, Zoning Inspector