

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS  
Minutes of March 13, 2007 Meeting

Members Present: Christy Overla, Jan Pitts, Betty Danish, Mark O'Loughlin, and Bill Gallaer

Members Absent: None

Others in Attendance: Dana Scott (Zoning Department)

The meeting was called to order at 7:00 P.M.

Chairman, Ms Overla called for the approval of the minutes of the January 9, 2007 meeting (February 13, 2007 meeting was cancelled due to bad weather).

Ms Pitts moved to approve the minutes as submitted, Mr. O'Loughlin seconded. The motion carried unanimously.

Chairman, Ms Overla swore in all of those in attendance wishing to speak.

Old Business: None

New Business:           A) Conditional Use Application No: 163-CU-07

Applicant:           Wayne Mutnich, 6544 Tamara Avenue, Galloway, Ohio 43119

Owner:               Wayne Mutnich, 6544 Tamara Avenue, Galloway Ohio 43119

Location:            6544 Tamara Avenue, Galloway, Ohio 43119

Request:             To Grant a conditional use from the provisions of Section 1535 #1, to allow owner to construct an accessory building located within the Floodway Fringe.

Ms. Scott presented the facts of the application to the board. Property is zoned R-2 low density- residential and surrounding area is also R-2. Ms Scott showed slides of the property showing floodway and views of the house. New structure is to be a 20' X 24' shed.

Chairman Overla asked if all letters where sent out to residents within 1000 feet and Ms Scott replied yes, with no returns.

Chairman Overla asked Mr. Mutnich if a previous shed was on the site, and he replied yes, but he torn it down to build the new one.

Ms. Pitts asked if previous structure was smaller and Mr. Mutnich replied yes.

Mr. O'Loughlin asked Mr. Mutnich if anything special had to be done to address any drainage problems. Mr. Mutnich responded by saying that he would put in a 1' x 1' drainage along the sides that can be screened as the water runs through it.

Chairman Overla asked how long he had lived there and Mr. Mutnich replied 7 years and no previous flooding.

Chairman Overla asked Ms Scott about any limits on size of this structure and she replied by saying, Mr. Mutnich is within the limits for a lot of his size.

Ms. Pitts asked what size opening for a door and Mr. Mutnich replied 6 feet.

Chairman Overla asked if building is on slab and Mr. Mutnich replied that it is on gravel.

Chairman Overla asked if the county had to look at structure and Mr. Mutnich replied that he still must get building permit and building inspection.

Nobody spoke against the variance.

Chairman Overla asked board for a motion:

MOTION: To grant a conditional use from the provisions of Section 1535 #1, to allow owner to construct an accessory Building located within the Floodway Fringe with the Following stipulations:

- 1) No residential occupancy.
- 2) No business use.

Motion By: Mark O'Loughlin  
Seconded By: Betty Danish  
Recorded Vote: Mark O'Loughlin: For  
Betty Danish: For  
Jan Pitts: For  
Bill Gallaer: For  
Chairman: Christy Overla: For  
Motion passed unanimously.

Announcements: Ms Scott said that next month there would be Giant Eagle requesting a wall sign variance and a conditional use on Cole road.

Adjournment: 7:20 P.M.

Submitted by: Bill Gallaer

