

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of May 8th, 2007 Meeting

Members Present: Christy Overla, Jan Pitts, James Lee, Lee Shoaf, and Bill Gallaer

Members Absent: None

Others in Attendance: Dana Scott

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

Chairman, Ms. Overla called for the approval of the minutes of the April 10th, 2007 meeting.

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

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

Old Business: None

New Business: A) Variance Application No: 507-VA-07

Applicant: June Hammonds, 6601 Alkire Road, Galloway, Ohio 43119

Owner: June Hammonds, 6601 Alkire Road, Galloway, Ohio 43119

Location: 6601 Alkire Road, Galloway, Ohio 43119

Request: To Grant a variance from the provisions of Section 930, Table 2-Dimensional Requirements (road frontage & lot area) to Permit owner to create a new lot with less road frontage and Less lot area in a Rural District than the Resolution requires.

Ms. Scott presented the facts and pictures of the property to the board. Ms. Scott showed slides of the property showing various views of the property from different directions.

Mr. William Morris, legal counsel to June Hammonds, spoke to the board. He stated that Ms. Hammonds has lived at the property since 1961 and she is 73 years old. The lot split is so that Ms. Hammonds son can build a house and be close so that he can take care of his mother in the future. Frontage would be 325 feet for Ms. Hammond lot and 125 feet for her son's lot. Mr. Morris spoke and restated the case that was presented in the board members packets. Mr. Morris said that the request is in character for the neighborhood because of 14 nearby lots only 2 besides his client's have road frontage of 300 feet or greater and several are less lots are less than 5 acres.

Chairman Overla asked if this lot is in the flood plain and Ms. Scott replied no. Chairman Overla asked if both lots would share a leech bed or septic system or a new one built. Mr. Morris replied that a new one would be installed. Locations were being determined by a site evaluation by Ty Cook of the Franklin County Board of Health.

Ms. Pitts asked how many feet between the two proposed driveways and Mr. Morris replied in excess of 100 feet, but he was not positive about that.

Mr. Michael Hurd spoke next and said that he lives next to the property on Cabin Croft. Mr. Hurd asked for a copy of the site plan. Mr. Hurd stated that neighbors feel that this variance if granted would reduce property values. He stated that lot has not been kept up much. He said neighbors feel this shows no hardship and would not be good for the neighborhood.

Mr. Gallaer asked if Mr. Hurd brought any pictures of the property to show the condition with him and he replied no.

Mr. Art Stewart spoke next. He resides at 6579 Alkire Road. He stated that he has no problems with them building a house but has a problem with the way it will be maintained. He brought pictures up to the Board members. Mr. Morris approached the board also. Mr. Stewart showed pictures of flooding and he believed the flooding problem would get worse with the building of a new house. He stated that he has bought 6 pumps to pump water out of the yard. Mr. Stewart wants the drainage fixed; he has no problem with the house being built.

Chairman Overla asked Ms. Scott who would/will address problems when home gets built and she replied that the county will take care of site and how it is built and the proper drainage issues.

Mr. Joseph Anthony, 6395 Cabin Croft, spoke next. He stated that he is not against the house being built but he is worried about drainage and what chemicals or materials will be draining onto his and other properties. He brought pictures up to the board showing an electric panel that has flooded in the past.

Chairman Overla asked Ms. Scott what could be done about the flooding problems. She replied that they would have to contact the Franklin County Engineers office.

Chairman Overla asked Mr. Morris if they were going to address the drainage problems. He replied that he was not aware of the problem originally but he is talking to them now about it. He stated that there was no drainage problem before the other houses on Cabin Croft were built. He stated that this was not his client's problem and they did not cause this drainage problem. Mr. Morris asked residents how long they had lived there. Cabin Croft was developed in 1982. Mr. Morris said that Ms. Hammonds has lived there since 1961 and water problem arose after new homes were built.

A brief discussion followed as to the cause of drainage problem. A water tile was broken during construction of the other homes on Cabin Croft.

Mr. Mark Hammonds spoke and said that Ty Cook spoke with the county engineers and they are aware of the problem and the problem cannot be assessed until the Board approves this application.

Chairman Overla asked Ms. Scott if there had been any reports filed against this property in the past. Ms. Scott said no. Mr. Hurd said that he filed report about trees being piled up on property. Chairman Overla stated that the property is zoned Rural. Mr. Hurd asked about cars with no tags sitting around the yard. Chairman Overla told him file a complaint.

Mr. Morris made comments about this case being a classic confrontation between residential vs. rural zoning. He restated his concern that his client should not be responsible for drainage or denied a variance.

Chairman Overla asked board for a motion:

MOTION: To grant a variance from the provisions of Section 930 Table 2-Dimensional Requirements (road frontage & lot Area) to permit owner to create a new lot with less road Frontage and less lot area in a Rural District than the Resolution requires.

Stipulations:

- 1) Continue to work with Franklin County to resolve Existing conditions.
- 2) No additional water drainage problems incurred.
- 3) Bring any violations up to code.

Motion by: Ms. Pitts
Seconded by: Lee Shoaf
Recorded Vote: Jan Pitts: For
James Lee For
Lee Shoaf: For
Bill Gallaer: For
Chairman: Christy Overla: For
Motion passed unanimously.

New Business:

B) Variance Application No. 508-VA-07

Applicant: Hanover Communications, Brenda Hunt
(Representative) 1771 Progress Avenue, Columbus,
Ohio 43207

Owner: Nationwide Mutual Insurance Co/Real Estate
Investments, 1 Nationwide Plaza, Columbus, Ohio
43215

Location: Get Go Gas @Giant Eagle, 4758 West Broad
Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of
Section 1220, to allow for more wall signage than the
Resolution requires, and Section 1202 #2, to allow
The owner to have signage that contains an electronic
Message center.

Ms. Scott presented the facts of the case to the board. She showed pictures of property and drawings of signage. Property zoning is General Business.

Brenda Hunt spoke for Hanover signs.

Chairman Overla made a statement about signage at other gas stations and their lack of signage on those canopies. She said that she has no problem with the LED signs for the gas prices but the rest of the signage is little too much.

A discussion followed about the number of signs and placement on the canopy and which signs would be illuminated.

Mr. George Nunamaker spoke about the signage and did not see a problem with it.

Mr. Bruce White asked if the sign would be a distraction to drivers.

Chairman Overla asked for a motion from the board:

MOTION: To grant a variance from the provisions of Section 1220, to allow for more wall signage than the Resolution requires, and Section 1202 #2, to allow the Owner to have signage that contains an electronic Message center.

Motion:	Lee Shoaf	
Seconded by:	Bill Gallaer	
Recorded Vote:	Jan Pitts:	For
	James Lee	For
	Lee Shoaf:	For
	Bill Gallaer:	For
Chairman:	Christy Overla:	Against

Motion passed.

Announcements: 1) Mr. George Nunamaker stated that 265 Cole Road has not complied with last month's case and its stipulations. Ms. Scott said she would go out on Wed. 5-09-07 to look at property.

Adjournment: 8:25 P.M.

Submitted By: Bill Gallaer

