

PRAIRIE TOWNSHIP BOARD OF ZONING APPEALS
Minutes of October 14, 2008 Meeting

Members Present: Mark O'Loughlin (Chairman), Jan Pitts, Christy Overla, Lee Shoaf and Bill Gallaer

Members Absent: None

Others in Attendance: Connie Swisher, Dana Scott (Zoning) Doug Owsley, Pam Williams (BZA Alternates)

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

Chairman, Mr. O'Loughlin called for the approval of the minutes of the September 9, 2008, minutes.

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

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

Old Business: None

New Business: A) Variance Application No. 527-VA-08

Applicant: Ed Hunt, Lamar Outdoor Advertising, P. O. Box 513,
Blacklick, Ohio 43004

Owner: Mahasager Inc., 6905 Running Deer Place, Dublin
Ohio 43017

Location: 4601 West Broad Street, Columbus, Ohio 43228

Request: To Grant a variance from the provisions of Section 1202 #1 &
#2, to allow the applicant to place an electronic message center
On the existing off-premise billboard sign (eastbound face only
Westbound face remains the same.)

Ms. Scott presented the facts of the application to the board. Property is zoned General Business. Ms. Swisher showed slides of the property showing various views of the property from different directions.

Mr. Ed Hunt (Lamar Outdoor Advertising) spoke for. He gave a brief history of outdoor message board signs. The board asked if he were aware of the sign stipulations put in place by this board and he said no. Mr. Gallaer read the sign stipulation to Mr. Hunt. Mr. Hunt said many other stipulations for signage are controlled by the state of Ohio. Ms. Overla asked Ms. Swisher about Prairie Township concerns. Ms. Pitts asked if there are any current stipulations now in zoning that govern this type of sign and Ms. Swisher said that this is a new area of signage. Mr. Hunt explained that the Federal Government controls east of the sign because of the freeway and west of 270 is designated scenic with no new signs to be erected. Ms. Pitts asked if Mr. Hunt had contact with ODOT and he said yes. Ms. Overla asked the board about tabling this request in order to do further research. Mr. Hunt said that he would provide other materials concerning the new signage.

No one spoke against.

Chairman O'Loughlin asked board for a motion to table this request:

Motion by:	Ms. Overla to table until the November BZA meeting
Seconded by:	Mr. Shoaf
Recorded Vote:	Jan Pitts: For
	Lee Shoaf: For
	Bill Gallaer: For
	Christy Overla For
Chairman:	Mark O'Loughlin: For

Motion passed unanimously.

New Business:	B) Variance Application No. 528-VA-08
Applicant:	Mark Troyer Builders, 9720 Lafayette P.C. Road, Plain City Ohio 43064
Owner:	Anatoliy & Yelena Semenishin, 8864 Canoe Drive, Galloway, Ohio 43119
Location:	8864 Canoe Drive, Galloway, Ohio 43119
Request:	To grant a variance from the provisions of Section 930 Table 2- Dimensional Requirements, to allow the owner to Add on to the existing principal structure closer to front And rear property lines.

Ms. Swisher presented the facts of the case to the board. She showed pictures of property and Property zoning is R-6, Single Family Homes. Lot is a corner lot and addition to be 14' X 36' room addition and a 12' X 14' deck.

Mr. Mark Troyer (Builder) spoke for the application. He explained the addition and presented 3 letters from neighbors that were for the proposed addition. Mr. Troyer read the letters. Ms. Scott made copies of the letters and presented them to the board. Ms. Overla asked about ant new drainage issues on the property from the addition and Mr. Troyer said it should not change at all. Mr. O'Loughlin asked about usage of the new addition and Mr. Troyer said master bedroom, closet, and kitchen extension.

No one spoke against.

Chairman O'Loughlin asked for a motion from the board:

MOTION: To grant a variance from the provisions of Section 930 Table 2-Dimensional Requirements, to allow the owner To add on to the existing principal structure closer to Front and rear property lines, with the following Stipulation:

- 1) Gutters to be connected into storm drains and do not present a hardship to other properties.

Motion:	Ms. Pitts	
Seconded by:	Mr. Shoaf	
Recorded Vote:	Jan Pitts:	For
	Lee Shoaf:	For
	Bill Gallaer:	For
	Christy Overla	For
Chairman:	Mark O'Loughlin:	For

Motion passed unanimously

New Business: C) Variance Application No. 529-VA-08

Applicant: Doctor's Hospital, 5100 West Broad Street, Columbus, Ohio 43228

Owner: Ohio Health, 5100 West Broad Street, Columbus, Ohio 43228

Location: 5100 West Broad Street, Columbus, Ohio 43228

Request: To grant a variance from the provisions of Section 930 Table 2-

Dimensional Requirements, to permit a principal structure with
Less front setback: Section 1110, to allow smaller parking spaces:
And Section 1120, to allow less parking spaces.

Ms. Swisher presented the facts of the application and presented slides of the property Zoning is General Business and would be on the site of the previous Columbia Heights Church. Previously in 1993 (2) variances were approved for the hospital and in 2007 the hospital built parking spaces in the old Kroger lot.

Mr. David Bradley (Ohio Health) spoke for the variance and explained that he parking would be for visitors and staff. Ms. Overla expressed her concern with smaller parking spaces. Mr. Rocky Gall (URS Architect and Engineers) also spoke for and explained the building uses. He said that they would be building a completely new emergency entrance. Mr. Bradley said that this addition does not add services to the hospital; it just enhances what is already there. Drawings of the addition were shown to the board and audience.

Speaking against was Ms. Debbie Sass (48 Lennox). She said that she was concerned about the retention pond and concerned about flooding in the area. A long discussion followed about drainage and flooding in the Lennox Ave. area, and especially on their property and in their home. She spoke of numerous attempts to get help with her problems.

Mr. Owsley asked the Board why we are discussing drainage and retention pond issues when they are not part of this variance request. Discussion continued about sewers and drainage.

Ms. Swisher spoke about a memo from Tom Shockley.

Mr. Gary Jones spoke further about drainage problems and his meeting with Trustee Nicole Schlosser.

Mr. Elie Sabbagh (Township Engineer) spoke about drainage phases on Greener Ave. He said the township does not have ownership of the system, so there is nothing that we can really do. The County owns sewers and drains. Mr. Sabbagh said that he was not aware about issues on Lennox. He said that the detention basin would actually improve drainage from this property.

Mr. Chris Galownia spoke, not necessarily against the variance; he was just worried about the traffic flow because of the new entrance. Mr. Bradley answered some of his questions and Ms. Swisher said that traffic lights could be installed if traffic flow becomes an issue.

Chairman O'Loughlin asked for a motion from the board.

MOTION: To grant a variance from the provisions of Section 930 Table 2-Dimensional Requirements, to permit a Principal structure with less front setback: Section 1110, to allow smaller parking spaces: and Section 1120, to allow fewer parking spaces.

Motion BY: Ms. Overla
Seconded By: Mr. Shoaf
Recorded Vote: Ms. Pitts For
 Mr. Shoaf For
 Ms. Overla For
 Mr. Gallaer For
Chairman: Mr. O'Loughlin For

Motion passed unanimously

Announcements: None

Adjournment: 8:37 P.M.

Submitted by Bill Gallaer

