

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE JANUARY 28, 2003 MEETING
TUESDAY – 3:00 P.M.**

Members Present: Howard Balzar, Joyce Benedetto, Neil Distelhorst, Glen Hymer, and Hulda Moffitt.

Members Absent: None

Others Present: James Strunk, Township Zoning Inspector

Call to Order: The meeting was called to order by Howard Balzar, Chairman, at 3:00 p.m.

Meeting Minutes: Moved by Neil Distelhorst, seconded by Joyce Benedetto, and unanimously approved, that the Minutes of the December 17, 2002 meeting be accepted as submitted.

Old Business: None

New Business: See items A – D.

A. Election of Officers for the Year 2003

Officer	Nominees	Nominated by	Seconded by
Chairman	Howard Balzar	Neil Distelhorst	Glen Hymer
Howard Balzar was unanimously elected Chairman.			
Vice Chairman	Neil Distelhorst	Howard Balzar	Glen Hymer
Neil Distelhorst was unanimously elected Vice Chairman.			
Clerk	Hulda Moffitt	Neil Distelhorst	Glen Hymer
Hulda Moffitt was unanimously elected Clerk.			

Concerns of the Zoning Inspector

Mr. Struck brought the following items before the Commission.

B. Prairie Township Zoning Resolution

The Board of Trustee has approved the Zoning Commission's request to adopt the amendment to the Prairie Township Zoning Resolution (Application 161-RZ-02, November 19, 2002).

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After reviewing the amended Zoning Resolution, Mr. Strunk concluded that there were several additional changes that should be made. He cited as examples:

1. School: Use is not defined in *Article 2 – Definitions* of the Zoning Resolution and not specifically listed in the *Permitted Uses (Table 1)*.
2. Day Care Center: In *Section 568 – Specific Use Criteria* (number 16), it states that in the Agricultural (Rural) District, the operation shall be conducted solely on property owned by a church.
3. Other: Text related to such items as fences and trailers should be expanded and clarified.

Mr. Strunk said that he would consult with Donald Brosius, Legal Counsel, to prepare formal changes to the Zoning Resolution.

Mr. Distelhorst asked Mr. Strunk to provide Zoning Resolution changes in writing to the Commission four weeks prior to the meeting date they are scheduled for discussion. Such advance notification would give each member of the Commission sufficient time to thoroughly read and understand the revisions and prepare comments.

C. Communication with Township Residents

In order to increase Township residents' knowledge, Mr. Strunk is authoring a brochure entitled: *When Do I Need to Get a Zoning Permit?* This brochure probably will be enclosed with the Board of Trustees' next newsletter.

Additionally, the Zoning Office is taking action to update the Township mailing list database prior to the distribution of the newsletter.

D. Application for Zoning Amendment

M/I Schottenstein Homes has presented the Zoning Office with an Application for Zoning Amendment for vacant property located in the Westpointe Subdivision (Hubbard Road). M/I wants to build single family homes and has requested a change to a less dense zoning district: R-8 (high density residential) to R-6 (medium density residential). The

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Application has been through informal and formal technical review by the Franklin County Development Department.

In order to make it more convenient for residents to attend the public hearing on M/I's zoning amendment, Mr. Balzer announced that the next Zoning Commission meeting would be held in the evening at 7:30 p.m.

Announcement: There will be a special four-hour meeting of the Steering Committee Tuesday, February 11, 2003 from 1:30 p.m. to 5:30 p.m. The regular meeting of the Steering Committee will be Tuesday, February 25, 2003 from 2:30 p.m. to 6:30 p.m. This will be an expanded session; note the earlier start and later ending times.

Next Meeting: The next meeting of the Zoning Commission will be Tuesday, February 25, 2003 at 7:30 p.m.

Adjournment: Howard Balzar adjourned the meeting at 3:30 p.m.

Submitted by: Hulda Moffitt, Clerk

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