

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF THE AUGUST 11, 2003 SPECIAL MEETING  
MONDAY AT 7:00 P.M.**

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

Members Absent: None

Others Present:	John Holderby, Field Inspector	Prairie Township
	Donald Brosius, Law Director	Prairie Township
	John Kennedy, Attorney	Crabbe, Brown & James LLP
	Todd Faris	Faris Planning & Design
	Others	See Attachment: Sign-in Sheet

Call to Order: Chairman Howard Balzer called the meeting to order at 7:00 p.m.

Old Business: Modification to Application 165-RZ-03 (“Application”)

Administration of Oath to Tell the Truth

Chairman Balzer asked those persons who wanted to speak for or against the Application for Zoning Amendment to stand and swear to tell the truth in accordance with the oath as administered by him.

Challenge to Special Meeting

Mr. Distelhorst questioned the legitimacy of the special meeting based on the fact that the Zoning Commission had previously denied the Application; the short time period given for review of the revised information package; and the short prior notice given of the special meeting.

The timeline was as follows:

<u>Date</u>	<u>Day</u>	<u>Action</u>
June 24	Tue	Application 165-RZ-03 denied.
July 23	Wed	Date and time tentatively set for special meeting following Board of Trustees meeting.
August 4	Mon	Date and time for special meeting confirmed by telephone.
August 8	Fri	Revised information package for Application delivered.
August 11	Mon	Special meeting held.

He also stated that he did not understand the Trustees’ motive for rushing to act on the Application, since it is unknown when or if centralized wastewater treatment and water systems will be made available to the Township.

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State of the Application

Mr. Brosius explained that at the July 23, 2003 meeting, the Board of Trustees recessed the hearing on Application 165-RZ-03, and declared that it was to be continued at a time and date certain in the future. Mr. Kennedy, attorney for the Applicant, assented to the continuation. Subsequently, the Trustees set the time and date for Wednesday, August 20, 2003.

Being very much aware that the Zoning Commission had denied the Application, principally because of inconsistencies with the newly approved Prairie Township Comprehensive Plan, the Board of Trustees exercised its right to ask the Applicant for modifications to the development plan. Mr. Kennedy, expressing appreciation for the Township's position, said that he would ask his client to work with the land planner to revise the site plan with the objective of bringing it into greater compliance with the Comprehensive Plan.

Mr. Brosius explained that the initial submission of the Application sought a rezoning from Rural to R-6 and to GB. The revised zoning request is from Rural to R-6/PUD Overlay and to GB/PUD Overlay. The Overlay Text is intended to reflect the development standards requested by Prairie Township and the Franklin County Development Department.

The Overlay Text addresses two sub-areas as follows:

Area	Zoning District		Acres
Sub-Area A	GB	General Business	26.9
Sub-Area B	R-6	Medium Density Residential	153.4
Total			180.3

The development standards applicable for Sub-Area A and Sub-Area B will be those set forth in the Prairie Township Zoning Resolution, as applicable to GB and R-6, except as expressly set forth in the PUD Overlay Text. Because of the Overlay Text, the residential component of the development will be in effect PR-6.

Purpose of Special Meeting

The purpose of the special meeting is informational only. The Board of Trustees believes that the Applicant has made a demonstrably good faith effort to address concerns associated with the initial Application. As a

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courtesy, the Board of Trustees wanted to present the revised site plan to the Zoning Commission prior to August 20. A vote of the Commission is not required on the modifications to the Application.

Revised Site Plan

Mr. Kennedy and Mr. Faris presented the revised preliminary land use plan to the Zoning Commission and to other persons in attendance. In highlighting changes made to both the residential and business components of the development, they stated that attention had been given to utilizing natural features of the property to a design advantage.

Feature	Submission 1	Submission 2
Number lots	506	498
Minimum lot size	60' x 120" 7,200 sq. ft.	60' x 102" 6,120 sq. ft.
Dwelling unit per acre	3.29	3.25
Maximum lot coverage	Not provided	50%
Open space	Not calculated	30.6%

Mr. Kennedy reiterated that development was dependent upon centralized water and sewer becoming available to the location, and that the Franklin County Planning Commission has the final word over plat approval before anything can be built.

Mr. Distelhorst made the following comments:

- The revised site plan was better than the initial one;
- Additional open space, which is still less than 40%, has been primarily achieved through the 15% reduction of lot size;
- Smaller lot size coupled with 50% maximum lot coverage will likely result in smaller homes;
- A PUD calls for a variety of housing, which probably will not be built in this development;
- With only a single roadway access to West Broad Street, vehicular traffic from 500 homes and several businesses is sure to cause considerable rush-hour congestion, especially since there is a barricade in the middle of Broad Street that prevents right turns; and
- Approval of the Application might set a precedent for other developers to routinely expect acquiescence from the Comprehensive Plan, thus defeating its purpose.

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In response to Mr. Distelhorst's remarks, Mr. Kennedy stated:

- The roadway plan was preliminary;
- The development process will include a traffic study; and
- The Franklin County Engineers Office must approve the final roadway plan.

Ms. Moffitt said that she thought approval of this Application, rather than being a negative precedent, should be thought of as a positive first step in a transitional process, which is moving from conventional development scenarios toward the priorities in the Comprehensive Plan.

Comments from the Public

JANICE PITTS, VILLAGE PARK expressed concern that sidewalks may be installed on only one side of constructed streets. She thought that this proposal created a safety issue, especially for children who are already inclined to walk in the street.

RUSSELL PITTS, VILLAGE PARK inquired if "gang" mailboxes in a centralized location in the development might be an option as opposed to curbside mailboxes as proposed.

The consensus of opinion from several persons was that U.S. Postal Service regulations govern mailbox location. However, Mr. Pitts said that the Postal Service honored his and the neighbors' petition for gang mailboxes, and residents who wanted to retain their curbside mailboxes were allowed to do so.

Next Meeting: The next meeting of the Zoning Commission will be Tuesday, August 26, 2003 at 3:00 p.m.

Adjournment: Howard Balzer adjourned the meeting at 8:00 p.m.

Submitted by: Hulda Moffitt, Clerk

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