

MEETING MINUTES

PRAIRIE TOWNSHIP ZONING COMMISSION

23 MAPLE DR. COLS. OHIO 43228

DATE: April 27, 2004

TIME: 3:00P.M.

MEMBERS PRESENT: Howard Balzer, Bill Rowe, Lani Cunningham, Glen Hymer, David Conrad

OTHERS IN ATTENDANCE: Connie Swisher, Tracy Hatmaker, Rebecca Crabbe

CALL TO ORDER: Chairman called meeting to order at 3:00 P.M.

APPROVAL OF MINUTES FROM PREVIOUS MEETING: Ms. Cunningham moved, Mr. Hymer Seconded to approve minutes as submitted.

VOTE: Aye

OLD BUSINESS: Discussion regarding Conservation Zoning Districts As Follows:

Medium Density Suburban Conservation District.

Final Development Plan:

2. d e (Page 5): Input and recommendations will be required from members of the Technical Review Committee and Franklin County Engineers to confirm compliance with requirements.

Medium Development Standards (Page 7):

1. Minimum Lot Size- 6500 Square Feet.
2. Minimum Dwelling Size-Last sentence "excluding garages (**and basements**)".
3. Building height *excluded entirely*.
7. Perimeter building regulations changed to "**Project Perimeter Setbacks**".
8. Yard Requirements changed to **Side and Rear Yard Requirements**. **Primary structures shall not be located within 25 feet of the rear lot line. The combined sum of side yards for primary structures must be at least 15 feet, with neither side being less than 5 feet. Accessory structures are prohibited within 5 feet of side lot lines and 5 feet of rear lot lines.**

Open Space Requirements

5. (page 8) (last sentence) **Open space should be managed so that noxious weeds and other nuisances are avoided.**

Bonuses for Exceeding Minimum Development Requirements

Level 2 Bonus (page 9)

Phasing "Where the land is to be developed in phases, phase boundaries and timetables should be submitted as part of the Development Plan."

Plat Required (page 10) "A subdivision plat shall be filed within five (5) years of Development Plan approval. No use shall be established or changed, and no building, structure, or improvement shall be constructed or altered until the required subdivision plat has been prepared and recorded in accordance with the Subdivision Regulations for Franklin County, Ohio, and this Resolution. The subdivision plat and plan shall be in accordance with the approved Development Plan and shall unless otherwise specifically provided by the applicable platting authority, include:

Low Density Suburban Conservation District

Overlay Established (page 1) First paragraph to include (new zoning map adoption date).

Minimum Development Standards (page 7)

1. Lot Requirements Dwellings are to be located on separate lots no smaller than 12,000 square feet and with a front width of at least eighty (80) feet.

2. Last sentence add, **(and basements.)**

3. Building Height changed to "Building Setback". The minimum setback from a proposed local public right-of-way shall be fifty (50) feet. The minimum setback from the edge of the pavement of a private street shall be sixty-five (65) feet.

6. Maximum Lot Coverage. omit "driveways and parking areas."

7. Perimeter Building Regulations changed to **Project Perimeter Setbacks**

8. Yard Requirements changed to **Side and Rear Yard Requirements.** Primary structures shall not be located within 50 feet of the rear lot line. The combined sum of side yards for primary structures must be at least 20 feet, with neither side being less than 8 feet. Accessory structures are prohibited within 10 feet of side lot lines and 10 feet of rear lot lines.

NEW BUSINESS: None

ANNOUNCEMENTS:

The Chairman called a special meeting to be held on Tuesday May 11, 2004 at 3:00 p.m. 23 Maple Dr. for the purpose of additional discussion regarding the proposed Conservation Zoning Districts.

The regular May meeting will be held at the Board's regular date and time May 25, 2004 3:00 p.m. 23 Maple Dr.

ADJOURNMENT: Mr. Balzer adjourned the meeting at 5:05 p.m.

SUBMITTED BY: Rebecca Crabbe