

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE MARCH 28, 2006 MEETING**

Members Present: Bill Rowe, Dave Conrad, Howard Balzer, Glen Hymer, and Judy Stalter

Members Absent: None

Others Present: Connie Swisher, Zoning Inspector, Dana Scott, Zoning Clerk, Rob Williams, Franklin County Prosecutor's Office

The meeting was called to order by Howard Balzer, Chairman, at 3:05 p.m.

New Business: None

Judy Stalter made a motion to approve the February 28, 2006 Zoning Commission meeting minutes. Bill Rowe seconded the motion. The minutes were unanimously approved, roll call as follows:

Bill Rowe: Aye
Dave Conrad: Aye
Howard Balzer: Aye
Glen Hymer: Aye
Judy Stalter: Aye

The Board, Staff and the Prosecuting Attorney continued discussion on amendments to Section 1015#5 "commercial vehicle" in the Zoning Resolution. Ms. Swisher asked if the Board had a chance to review the email from Mr. Hymer that was included in the packets sent out regarding the City Of Columbus and commercial vehicles.

Mr. Conrad mentioned the semi that was parking on Beacon Hill illegally and Ms. Stalter concurred that it was a problem. Staff told them the property owner had been notified. A discussion followed regarding large trucks parking on residential streets that cause visibility problems and traffic concerns.

Resident Mr. Ison asked the Board what the original concern was with this section.

Ms. Stalter explained the concerns in the residential areas of the Township when the code was initially written. The Zoning Commission is now attempting to give liberties to the small business owner.

Ms. Stalter mentioned the City of Hilliard's commercial parking regulations as one option the Board could consider. Staff agreed it could work in many areas of the Township and the height of the building would regulate the size of the vehicle.

A discussion followed regarding the Townships diversity and making commercial vehicle parking a Conditional Use in low density zoning districts. Permitting a single commercial vehicle to be parked inside an enclosed structure in higher density zoning districts. Prohibiting the outdoor parking and/or storage as recommended by Mr. Distelhorst.

A discussion followed regarding the differences with “vehicle parking” violations and “home occupation” violations and their differences. A discussion followed regarding having conditional use criteria.

Mr. Conrad expressed his concerns with already increasing weight and length in the definition and now the Board considering allowing commercial vehicles to park in residentially zoned areas.

Mr. Rowe suggested residents with homes on larger lots being permitted to park their trucks in open view.

Resident Mr. Holderby mentioned vehicles that park inside garages were not a problem in the Township but large over weight vehicles should not be permitted to park outside in residential areas.

Resident Mr. Ison had questions regarding the direction of the Trustees with the commercial vehicles. He also stated the Township is split with high density and rural properties and rules should be written to cover both. Mr. Ison requested the Board hold meetings in the evening so residents can attend.

Mr. Balzer, Chairman informed Mr. Ison that all public hearings are held at 7:00 p.m. to accommodate residents ability to attend. The Chairman asked what the Board members thought about the City of Hilliard’s commercial vehicle regulations.

Ms. Swisher asked each Board member if they agreed with the Hilliard regulations, Ms. Stalter, Mr. Conrad, Mr. Balzer agreed. Mr. Hymer was undecided. Mr. Rowe felt they would be appropriate in the higher density districts. Majority agreed to have something drafted similar to Hilliard’s code.

Mr. Conrad suggested Hilliard’s code would be a good start the Board could add to or delete from.

Ms. Stalter requested Mr. Williams, Prosecuting Attorney draft language similar to Hilliard’s for commercial vehicle parking in residential districts.

Mr. Hymer suggested allowing outdoor rear yard parking with screening requirements.

A discussion followed.

Mr. Conrad expressed concerns with supporting any adjustments to the present code that would accommodate chronic violators or allow screening of present violations.

Mr. Balzer, Chairman expressed his concerns and did not agree with allowing the outdoor parking of commercial vehicles on larger lots.

Board discussed the outdoor parking of commercial vehicles being considered as a Conditional Use in the Rural District and allowing one commercial vehicle to be parked inside an enclosed structure in all other residential districts.

Old Business: None

Announcements: *None*

Next Meeting: **Will be held on Tuesday April 25, 2006 @ 3:00pm.**

Adjournment: The meeting was adjourned at 5:15 p.m. by Howard Balzer, Chairman.

Submitted by: Connie Swisher, Zoning Inspector and Dana Scott, Zoning Clerk