

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

**Members Present:** Howard Balzer, Glen Hymer, Bruce Whyte, Christopher Finn and Judy Stalter

**Members Absent:** None

**Others Present:** Connie Swisher, Zoning Inspector, Dana Scott, Zoning Clerk and Molly Mooney, Zoning Field Inspector

**Call to Order:** The meeting was called to order by Howard Balzer, Chairman, at 4:00 p.m.

**Meeting Minutes:**

Mr. Glen Hymer moved to approve the October 24, 2006 Zoning Commission Meeting Minutes. Mr. Bruce Whyte seconded the motion. The minutes were unanimously approved, roll call as follows:

Howard Balzer: Aye  
Glen Hymer: Aye  
Bruce Whyte: Aye  
Christopher Finn: Aye  
Judy Stalter: Aye

Ms. Swisher gave a brief recap of last months meeting and the Board's discussion regarding the proposed changes to the Comp Plan. The Franklin County Development Department has re-scheduled the meeting set up with Township Zoning Staff. Staff was to identify changes needed in the Comp Plan and the Zoning Resolution. Graphics need updated to reflect the Darby Accord graphics and overlays, staff has recommended looking at new language that will tie the Darby Accord into our goals and objectives and include the J.E.D.D., the West Broad Street Corridor Plan and the M.O.U.

Ms. Stalter agreed, "The original Comp Plan was done by County Planners we should seek the help of planners who can devote full-time to the project."

Ms. Swisher explained that Tracy Hatmaker and a couple of interns at the County at that time assisted the Township, and helped write the Comp Plan with the Board.

Ms. Swisher- The County has probably lost a total of 11 employees that have not been replaced. They currently do not have staff to do this for us as quickly as we need it.

Ms. Swisher told the board that they should consider looking into having an outside firm do the work and ask the Trustee's to approve the money left over in our budget.

A brief discussion followed regarding the scope of the project.

Ms. Swisher- Provided copies of the Big Darby Accord Development Review Checklist for review. This checklist was provided by City Engineers and the County is currently reviewing it.

Mr. Whyte- Did our trustees take any action for members on the Darby Accord Advisory

Panel?

Ms. Swisher- No, you are the only Township resident that has submitted a letter of interest.

Mr. Whyte- it just seems like that panel needs to be formed as soon as possible, don't you?

Ms. Swisher- right now they are meeting on the Master Plan. It seems like they are trying to do so much as quickly as possible.

Ms. Swisher announced again that we are still looking for alternates to be on the Zoning Commission especially from the North Village. If you know of anybody, please send them my way. We like to keep the Boards even (with every location of the Township being represented.)

Ms. Stalter- Connie, do we need a motion to go to the Board of Trustees for approval of the money for the work on the comp plan?

Ms. Swisher- yes you will.

Mr. Balzer made a motion to ask the Trustee's to approve funding for the Comp Plan update. Mr. Hymer seconded the motion.

Roll call as follows:

Howard Balzer: Aye  
Glen Hymer: Aye  
Judy Stalter: Aye  
Bruce Whyte: Aye  
Christopher Finn: Aye

Mr. Whyte- I would like to ask a question regarding the checklist. How would this actually work? Would the developers interested, where would they get the checklist from? Will they get that from Franklin County or from the Zoning office?

Ms. Swisher- I am assuming that if it is a Prairie Township development, they will come here. If it is Brown, Pleasant, or Norwich they will go to the County.

Mr. Whyte- And would Brown Township use this same document?

Ms. Swisher, yes.

Mr. Whyte- Is this something that the other jurisdictions have looked at already and has said they like this? At what point are they in? Are they in the stages of development or what?

Ms. Swisher- I am hoping that the County is going to use this. I have not talked to Lee Brown at Franklin County yet, but we will make sure that our friends at the County are all on the same page.

Mr. Whyte- I recall that when Pam Sayre was here, I think she is the Trustee at Brown Township, she had made the comment about the effort to try and make the effort

seamless, in the sense that we do the same thing that Brown does so it all works together nicely.

Mr. Whyte- It seems to me that if a developer was doing something that was in both townships at the same time, if one township had a different set of guidelines than the other township, it could be confusing for everybody.

Ms. Swisher- I will send this over to Lee at the County and just ask him if he has seen it yet or not.

Ms. Swisher- I think that what you are going to find out is when that board starts to meet and you have all those different jurisdictions that they are going to need some liaison that is going to be responsible to get this information to everybody that is in the Darby Accord. I would assume to make the process easier when you have all these different jurisdictions working with one board like the Franklin County Planning Commission for example- they have a department that coordinates with all the townships, you're going to have a mechanism in place to do just that. I think it will probably end up being a full-time job for someone.

Mr. Whyte- Do you think it would be worth, thinking about having a member of our commission serve with MSI (if they are the company who accepts our offer) just so that we can have an input and listening to what they are talking about?

Ms. Swisher- You have the same concerns I have, I told Mr. Hatmaker that I personally wanted to be involved in what they were doing as they were doing it.

Mr. Whyte- It just seems like it would save so much time if you were involved from the beginning.

Mr. Whyte- What kind of time frame do you imagine that they would propose on putting this together?

Ms. Swisher- I am going to meet with Mr. Hatmaker in the morning, and I will ask him. We need something to look at (a draft at least) doesn't have to include the graphics for now, but at least some text within 3 month +/- . Graphics can be done later. The text is what is very important.

Ms. Stalter- We really think that you should be involved with this project.

Mr. Hymer- Before we adjourn, can we as a board oppose to these food trailers that keep popping up here and there? I think we should, I am opposed to it, and I really think we should all stick together as a board and not allow this to happen on a permanent basis. If they want to come in and get their temporary permit for four days, then that's fine, but I think we should not them become a permanent fixture. It will just make the township look trashy.

Ms. Swisher- In reference to the upcoming variance with the food trailer that Mr. Hymer is referring to, that message and concern that you have is the "use". It is "temporary" in the code for a reason. He can build a little building in the lot, and he can be there 365 days a year. If you want to be there permanently, make it a permanent structure.

Mr. Balzer- But the City Of Columbus is letting them stay even longer than that right?

Ms. Swisher- I think you're right; I'm not sure how they enforce it. It does appear to be different then our code.

Mr. Hymer- I do know that the taco stand at the Thrift Store on Sullivant Ave. (which is City) is applying for a permanent permit to be there. It's not a permanent structure; it's clearly an old bus. I would like to make a motion to recommend to the BZA not to grant any permanent variances for temporary uses in the commercial districts.

Mr. Balzer seconded the motion.

Roll call as follows:

Mr. Balzer: Aye

Mr. Hymer: Aye

Ms. Stalter: Aye

Mr. Whyte: Aye

Mr. Finn: Aye

Staff will make sure that the BZA gets your message.

Mr. Whyte- Since we passed that how beholding is BZA to abide by it?

Ms. Swisher- It's a recommendation that they will take into consideration.

Mr. Hymer- I suggest we all be there.

Old Business: None

Announcements: *None*

Next Meeting: *Next meeting will be on Tuesday December 26, 2006 at 4:00 p.m.*

Adjournment: The meeting was adjourned at 5:20 p.m. by Mr. Howard Balzer, Chairman.

Submitted by: Dana Scott, Zoning Clerk