

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF THE DECEMBER 26, 2006 MEETING**

**Members Present:** Howard Balzer, Glen Hymer, and Judy Stalter

**Members Absent:** Bruce Whyte and Christopher Finn

**Others Present:** Connie Swisher, Zoning Inspector, 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:**

Ms. Stalter moved to approve the November 28, 2006 Zoning Commission Meeting Minutes. Mr. Hymer seconded the motion. The minutes were unanimously approved, roll call as follows:

Howard Balzer: Aye  
Glen Hymer: Aye  
Judy Stalter: Aye

**Old Business:** Ms. Swisher presented the Board with the contract from MSI for the work on updating the Township's comprehensive plan. Ms. Swisher explained the document had been forwarded to Rob Williams at the Prosecutors Office for review but we have not heard back from him yet. The contract is within the price range and time frame the Board had discussed and agreed on. I realize a three month time frame the first of the year to do this work had been discussed staff does not recommend we proceed without the attorneys comments given the fact that the contract contains two pages of terms and conditions.

**Mr. Hymer:** Stated the Master Plan is not completed yet so delaying the comp plan long enough to get it reviewed shouldn't be a problem.

**Ms. Stalter:** Agreed stating however the Master Plan is only for the area of the Town Center in the Darby Accord.

**Ms. Swisher:** Explained the Master Plan will probably take several years before it is completed and we have plats coming in already for areas in the Darby Accord with existing zoning in place. In the areas that are not in the Town Center portion because it will be in landowners best interest to wait, but in outlying areas so we need to move as quickly as possible on our updates to comp plan.

**Ms. Swisher:** Asked if the Board would consider going with the document pending any changes the attorney might have?

**Mr. Balzer:** Mentioned several of the most recent zonings in the areas within the Town Center area of the Township and agreed that moving forward would be beneficial. If changes were needed and a special meeting was necessary he was for that.

Ms. Stalter: Stated MSI had the client on the document as Prairie Township and it needed to be changed to Prairie Township Zoning Commission per what Don Brosius said at the work shop. I would also suggest we add Zoning Staff to the contact name. I think the contact of the comp plans content should lie with the Zoning Office.

Mr. Balzer: Stated that Tracy was involved in the creation of our comp plan and that could be why he is placed as contact.

A discussion followed regarding the time frame and how long it will take to have the document reviewed by the Prosecutors office. The Board recognizes having the comp plan updates completed early in the year. General consensus is it is a time sensitive issue.

Ms. Stalter: Moved to accept MSI contract pending any recommended changes after reviewed by council.

Mr. Hymer: seconded.

Roll Call:

Ms. Stalter, Aye

Mr. Hymer, Aye

Mr. Balzer, Aye

New Business:

Ms. Swisher passed out 2007 schedules for both Zoning Boards. Informed the Board that the Board of Trustee's appointed Hulda Moffit as their alternate. Ms. Swisher briefed the Board on a Big Darby Accord Meetings she's attending and a multi-jurisdictional review of our rural conservation zoning district and Washington Township's conservation district she is working on with the Franklin County Planners. (copies provided)

Announcements:

Ms. Swisher, gave the Board the facts on the new preliminary plat submitted to Franklin County. Westpoint 3 named "Prairie Run". A new Conservation Development, MI is proposing 266 lots on 157 acres with over 85 acres of open space on the north side of Conrail tracks east side of Hubbard.

A short discussion followed regarding the Darby Accord and future Township development in the Broad street corridor area.

Chairman, Mr. Balzer stated next meeting will Tuesday Jan. 23<sup>rd</sup>, 2007 at 4:00

Ms. Stalter requested staff send her term dates for next meeting.

Meeting adjourned 4:40.

Submitted by, Dana Scott, Zoning Clerk

