

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE JANUARY 23, 2007 MEETING**

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

Members Absent: None

Others Present: Connie Swisher, Zoning Inspector, and Dana Scott, Zoning Clerk

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 December 26, 2006 Zoning Commission Meeting Minutes. Mr. Finn seconded the motion. The minutes were unanimously approved, roll call as follows:

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

Old Business:

Ms. Swisher informed the Board that the first meeting with MSI on updates to the comprehensive plan is scheduled for February 1, 2007.

Mr. Whyte had some questions regarding the minutes from the last meeting. It says here that the contract had been forwarded to Rob Williams at the Prosecutor's Office for review. Did he ever get back to us with his comments?

Ms. Swisher, Yes he did finally call, and had one minor change. Although with our time constraint on this project we couldn't wait any longer on Mr. Williams and had to forward it to Loveland and Brosius. Don faxed back an entire page of changes to their terms and conditions. MSI had no objections to Don's changes and initialed all of them.

A short discussion followed regarding the Prairie Run Plat and it's location to the proposed Town Center.

Mr. Whyte questioned the residents concerns of the quality and cost of existing water in that area and the possibility of having city water extended to them once it was made available.

Ms. Swisher said City services have to get there first and then it is everyone's hope the quality of the water can be improved. Ms. Swisher said currently Ohio American Water has a PTI (permit to install) issued from the OEPA for the 266 lots proposed on the Prairie Run Plat.

Mr. Balzer- being familiar with PUCO which they fall under, they designate the areas that water is extended to.

A short discussion followed.

Ms. Swisher- If you're concerns are; is the quality of the water for Prairie Run going to be as bad as what existing residents complain about, in my opinion yes I think it will be the same or close to it. The Township is hopeful that when city water is extended west to the Town Center area it will be extended further to Westpoint and Lake Darby. I will say that since 1990 improvements have been made to the treatment plant by the developer to get additional taps approved by OEPA.

A brief discussion followed.

Ms. Swisher said the Board would need to make a motion and vote on the contract with MSI.

Mr. Howard Balzer made a motion to accept the contract from MSI with the corrections made by Loveland and Brosius. Seconded by Ms. Judy Stalter. Roll call as follows:

Mr. Balzer: Aye
Mr. Hymer: Aye
Mr. Whyte: Aye
Mr. Finn: Aye
Ms. Stalter: Aye

Ms. Swisher said that staff had been reviewing our Rural Conservation District with Darby Accord policies. In my opinion, ours is lacking detail in conservation and preservation. The County Planners are reviewing the Model Regulations for Residential Conservation Development Regulations by Kirby Date (copies provided.) Ms. Swisher said they will be working together on the project and hopefully both jurisdictions will decide on the same document. I will keep you updated. Ms. Swisher explained that she informed the County that the Township spent a lot of time on ours and we had Don Brosius involved so the legalities of the Townships document are solid. The base is good. The foundation is good. I know Kirby Date, she was out here years ago when we were looking into the creation of a Comp Plan for the Township, and she is very good at what she does. But this is the Township's Conservation District and it will be a valuable tool to future development within our portion of the Darby Accord. Do you want to take a look at the Kirby Date document and let me know what you think?

Mr. Balzer- Going through the Comprehensive Plan from the beginning, I know you followed that as close as you could, because it almost looked like it. In fact, I couldn't pin point any real differences. I like what you did. That was a feeling of a cross section from the people of Prairie Township.

Ms. Swisher- You mean our Conservation District? I can't take the credit for that. Tracy really did a lot of that. He will appreciate that, he did write the Comp Plan while he was with Franklin County. I just looked at what ours needed from reading The Darby Accord and made a few suggestions in bold type. We should focus on the detail of the preservation. That is where the need is. Ben Weiner with Franklin County is doing the same and I am working closely with him on all of these changes. Also, staff will be working on the Comp Plan. Our Comp Plan is going to change a lot with this re-write, and I am going to watch that very closely and bring you updates as we get them. We do have a lot of projects going on, but I do consider the Darby Accord, the Comp Plan, and the Conservation Districts top priorities.

We only have 3 people in the Zoning Office, but these projects must get done. We have plats coming in now. The developers were on hold for 2 years because of the moratorium. They want to move forward and unless the developers are in the pink section of the map (Town Center) they don't understand the benefit to waiting any longer. We understand by-right-zoning and we also understand what the Accords principals are.

Mr. Balzer- The Comp Plan was really based on no water and sewer ever being extended out in that portion of the Township correct?

Ms. Swisher- Yes, that's right, so now you have water and sewer coming to the center of the Township and we need to get our documents updated to reflect that change. The Big Darby Accord Working Group has actually broken up into different working groups and we are meeting a couple of times per week. Between both of us, Tracy and I are attending all of them. They are moving forward on a lot of different issues very quickly.

A brief discussion followed.

New Business:

Chairman: Mr. Balzer stated before we get into elections maybe we should consider having someone from the Zoning Commission sit in on the comp plan meetings with Staff and MSI?

Mr. Hymer concurred, stating that that was a good idea. Connie can we do that?

Ms. Swisher replied by saying sure, whatever the board wants.

Mr. Whyte said that he will attend these meetings.

All members concurred.

Mr. Balzer said; We have a lot of reading to do in a very short period of time. Let's get busy.

Election of Officers for 2007.

Howard Balzer was nominated for Chairman.

Motion by: Bruce Whyte

Seconded by: Judy Stalter

Glen Hymer was nominated for Vice-Chairman.

Motion by: Howard Balzer

Seconded by: Christopher Finn

Dana Scott was nominated for Secretary.

Motion by: Judy Stalter

Seconded by: Glen Hymer

All motions pass unanimously.

Chairman, Mr. Balzer stated next meeting will be on Tuesday Feb.27th, 2007 at 4:00

Ms. Stalter stated that she may not be able to attend next meeting, but will let staff know in a timely manner in order to request an alternate.

Meeting adjourned 4:55.

Submitted by, Dana Scott, Zoning Clerk