

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF THE FEBUARY 27, 2007 MEETING**

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

Members Absent: None

Others Present: Dana Scott Zoning Clerk, Molly Mooney Field Inspector, Hulda Moffitt Board Alternate

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

Meeting Minutes:

Chairman, Mr. Balzer asked for a motion to approve the January 23, 2007 Zoning Commission Meeting Minutes.

Mr. Whyte: Before we approve, in my notes I have that it was requested of this board by Connie that we take a look at the work done by Kirby Date and the minutes reflect it as a question? "Do we want to take a look at it?"

Dana concurred, and stated it was a request from Connie that the Board review the material.

Mr. Whyte: Then I think it should be stated that it was requested. I also question what it means on the last page of the minutes when Connie stated the developers don't understand the benefits to waiting if they have land in the pink area on the Darby Accord map.

Mr. Finn: I think they want to allow the developments.

Mr. Whyte moved to approve with modifications and 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:

Dana asked the Board to provide staff with any comments or questions on the Kirby Date document.

Mr. Whyte: This Commission asked me to be its representative to the MSI meetings with staff and I want to report that I thought Connie took a leadership role at the meeting and did an excellent, professional and outstanding job with those folks. She laid out what we wanted from the stand point of our Township. The Township is very

fortunate to have someone who is on the ball, which is good because it is our Township and we need to tell them what we expect when we are paying for their services. I was very pleased. As for my comments on the Countryside Document by Kirby Date, I don't feel this model addressed specifically some of the special considerations that relate to the Big Darby Watershed or that it was designed to do that but it doesn't. I think the protection of this unique aquatic system should be a principal feature of our conservation planning. The scope of this document is much grander in my opinion than something we need to deal with. We have a much more unique situation with the Darby and our document should be written that way. I think the model is just that, a model! I would rather have things written down and be more specific. I also thought the verbiage in the document was open ended. I often thought while reading it I wished I had a degree in urban planning. The definitions were not clear and frustrating to read. I like the comments and real good glossary of definition of terms. So I believe we should take the best of both documents. The Countryside document tended to be imbalanced and favored the developers. The Accord suggests favoring conservation. I don't think we should write anything that favors the developer when conservation doesn't have a voice. We need to follow what the Accord said in protecting the watershed. So I would not personally be comfortable recommending we only use the Kirby Date Countryside document building our Rural Conservation Zoning District.

Ms. Stalter: We are going to follow incentives and options of models whether it is the Kirby Date Countryside model or some other one. The incentives found in the Big Darby Accord will have to be implemented into our own. When we first wrote the Township Zoning Code we used the State Model Zoning Code and filled in. I think there is some good information in the Countryside document that can be used along with the Darby Accord and possibly some others to finish writing our own. Do I think we should use the Kirby Date model alone? No.

Mr. Finn: The document specifically tells you not to use it verbatim. Regarding the developers, I think we need to appease them in some way. I think we look to give them incentives with our district.

A discussion followed regarding development standards that could be implemented into a conservation district.

Mr. Finn: Is there development standard regulations that are placed on each development for accessory structures and space distances between houses?

Dana: I don't know but I will check on it and find out.

Chairman, Mr. Balzer, Briefed the Board on cluster housing and how these developments are suppose to be designed on plats.

Ms. Stalter: Stated the importance of having consistency with Brown and Pleasant Townships in this project.

New Business:

Dana informed the Board of the following items:

MSI meeting is set for Wed. March 7, 2007 at 3:00.

Connie attended Darby Accord Zoning Meeting Friday; they informed the group that all jurisdictions should have their appointments made to the Darby Accord Panel by the

end of March.

Also, Dana mentioned to the board that zoning staff has been very busy with the Darby Accord and other office/job duties, and we have been going over the budget, and overtime, and thought that it would be helpful if the Zoning Board could find someone to appoint as secretary to do the boards own minutes. What do you think?

Ms. Stalter: No! I have a problem with that because you guys have all the information in the office. How long does it usually take you to do the minutes?

Dana: It just depends. There are a lot of interruptions while I am doing them here in the office. It also depends on how long the meeting is and what is on the agenda at that time. We are just very busy, and thought this would help us out a little. I do the BZA Meetings, and I try to do these minutes, plus everything else with the day to day office duties.

Ms. Stalter: Do you do the minutes for BZA?

Molly: No. We do not do the BZA minutes.

Dana: I don't do the minutes, but I do the PowerPoint presentation for every application and answer all the questions from the board and the audience.

Molly: Dana is going over and helping the Admin. Dept for 2 hours a day. So between 9-11 someone has to be in the Zoning office (especially when Connie is going to all of these different meetings.)

Ms. Stalter: What? So, this takes Molly out of the field?

Dana: Yes, because someone has to be in the office. We are just helping out for now in the Admin. Dept.

Mr. Balzer: I think someone here in the audience who is our alternate knows a little something about doing the minutes.

Ms. Moffitt: If you are referencing me, I am not sure I can do them since I am an alternate.

Ms. Stalter: I don't think you can because you can't be compensated for coming to a meeting as an alternate. I'm not sure, that's just my guess.

Ms. Moffitt: What if I were to volunteer?

Dana: I will check on that for you.

Mr. Whyte: Of all times to try and say we need to cut back is just not logical. We have all these things happening more than we ever had before and to take a key staff member and work in another department makes no sense to me. I think we can find funds to have her do our minutes and I oppose of this.

Mr. Balzer: I know it's hard, and even I lose track sometimes.

Dana: Yes, I know. I have to listen to the tape. I know I'm here and I'm taking notes but I still need to listen to the tape too.

Ms. Moffitt: And when I did do them, because I wasn't aloud to remove the tape at that time, I had my own hand held recorder; I couldn't keep track of it without having the recorder. Sometimes for me it was better than actually being there.

Molly: that's another reason why there are 2 of us here because one will be talking and the other will be taking notes. It just helps.

Mr. Balzer: Do we need to take a vote or just comments saying we think it stinks.

Ms. Stalter: I'll make a motion if that's what you need.

Dana: I don't think that is what we need. I was just throwing it out there to see what you guys thought of the idea.

A brief discussion followed.

Mr. Whyte: Could I ask a couple of questions that maybe you guys could answer? Is it correct when I use the term or read the term Cols. Sewer that I could put the word water with that, don't you run the sewer line the same time you run the water line?

Mr. Balzer: I think the easiest way to explain it is that the water comes from one direction and the sewer comes from another.

Mr. Whyte: When Cols. Says we're going to provide sewer, they're not going to come at some point in time and say well, we just said sewer (not water.)

Mr. Finn: If they didn't say "and water" then they didn't say and water.

A brief discussion followed.

Mr. Whyte: Another thing, maybe you guys read it, and it hit me between the eyes when I read it, is a statement on page 426 of the Darby Accord that said something about the fact that Cols. was anticipating a payback or reimbursement for extending this sewer line at some point in time. I would like to go on record (and I have said this before) we have nothing in writing about this agreement. Everything and all the work that we do hinges on sewer and water. I remember when the attorney was here and I asked him if it was in writing that you promise not to annex?

Ms. Stalter: I thought that was in the Memo of Understanding.

Dana concurred.

Mr. Whyte: And that means that they would not annex this. What about Hilliard? We don't have a memo of understanding with them, and they have not signed the accord.

Mr. Balzer: But they don't have the water either.

Mr. Whyte: It says in the Darby Accord that if one of the major principals doesn't sign

this, that Cols. doesn't have to offer the service.

Ms. Stalter: replied by saying "to them".

Mr. Whyte: To them or to all of us?

Ms. Stalter: To them, and them only. As far as the sewer servicing Hilliard versus sewer line servicing this area (Town Center), Hilliard goes in one direction and this one will go in another. Hilliard goes into the same place that Dublin does, and that sewage treatment plant and ours will go to the south treatment plant. Now that is just my understanding.

Mr. Balzer: I think your right on that Judy. I think its going to come through my yard.

A brief discussion followed.

Chairman Mr. Balzer stated that the next meeting will be on Tuesday, March 27th at 4:00.

Meeting adjourned at 4:50 p.m.

Submitted by: Dana Scott, Zoning Clerk