

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF AUGUST 28, 2007 MEETING**

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

**Members Absent:** Christopher Finn

**Others Present:** Connie Swisher, Zoning Inspector; Dana Scott, Zoning Clerk; Pam Williams, resident

**Call to Order:** The meeting was called to order by Howard Balzer, Chairman, at 3:00 p.m.

**Meeting Minutes:**

Mr. Balzer asked for a motion to approve the July 24, 2007 Zoning Commission Meeting Minutes.

Mr. Balzer moved to approve the July 24, 2007 minutes. Ms. Stalter seconded the motion.

Roll call as follows:

Howard Balzer, Aye  
Glen Hymer, Aye  
Hulda Moffitt, Aye  
Judy Stalter, Aye

Mr. Balzer asked for a motion to approve the August 14, 2007 Special Meeting Minutes.

Mr. Hymer moved to approve the August 14, 2007 Zoning Commission minutes. Ms. Stalter seconded the motion.

Roll call as follows:

Howard Balzer, Aye  
Glen Hymer, Aye  
Hulda Moffitt, Aye  
Judy Stalter, Aye

**Old Business:**

PRAIRIE TOWNSHIP 2007 COMPREHENSIVE PLAN UPDATE

Ms. Swisher told the Zoning Commission that today she had talked to Lee Brown of the Franklin County Economic Development and Planning Department. She stated that the proposed timeline for action on the Comprehensive Plan is as follows:

Franklin County Technical Review	September 25
Big Darby Accord Advisory Panel	October 9
Prairie Township Zoning Commission Motion	October 30 (5 <sup>th</sup> Tuesday of month)
County Planning Commission Public Hearing	November 14

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Zoning Commission Public Hearing  
To Prairie Township Trustees  
2007 Update Effective

November 27  
December  
January 2008

OCTOBER MEETING: Ms. Swisher noted that in order for the Zoning Commission to meet the 30-day time frame that must be met between the adoption of its motion and a public hearing on the motion, the October meeting should be changed to the fifth Tuesday of the month, October 30. If the meeting is held on the fourth Tuesday of the month, October 23, the public hearing on November 27 will go beyond 30 days.<sup>1</sup>

NOVEMBER MEETING: Mr. Balzer reminded the Commission that because it is a public hearing, the time of the November 27 meeting must be changed to 7:00 p.m.

Ms. Swisher said that the five-month time period (September-November, Zoning Commission; December, Trustees; January, effective date) for the Tech Review/Darby Panel/Zoning Commission process associated with approving the update to the Comprehensive Plan is probably a good test run on how re-zonings will go in the future.

**AMENDMENTS TO THE ZONING RESOLUTION**

Once the process is completed with the 2007 Comprehensive Plan Update, Ms. Swisher said that the entire process will be repeated with the amendments to Article 21 of the Zoning Resolution, as required by the Big Darby Accord Watershed Master Plan.

**BLAUSER PROPERTY DISCUSSION**

Questions and a discussion about the Blauser Farm property, located in Columbus, Ohio, followed.

Ms. Swisher said that request of Blauser Capital Limited (6145 West Broad Street) to rezone approximately 159 acres<sup>2</sup> had been tabled at the August 14 meeting of the Big Darby Accord Advisory Panel and was moved to the September 11 agenda. She asked Mr. Hymer, a member of the Westland Area Commission, if he knew why the request had been tabled. Mr. Hymer said that he did not know.

Mr. Hymer asked Ms. Swisher if she was going to the September Darby Panel meeting. Ms. Swisher said that she did not plan to attend because the Blauser zoning request is not a Prairie case.

Ms. Swisher suggested that a knowledgeable resource for additional information is Ben Weiner, Franklin County Economic Development & Planning Department, as well as the Franklin County web site, Darby Panel link.

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<sup>1</sup> Prairie Township Zoning Resolution, Article 6–Amendment: reference for mandatory time frames

<sup>2</sup> Request to rezone approximately 159 acres from R (Rural) to CPD (Commercial Planned Development); PUD-6 (Panned United Development); L-AR-12 (Limited Apartment Residential); & L-ARO (Limited Apartment Office)

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Mr. Hymer said that a great concern of WAC is that single-family development on the Blauser Farm, based on the plans reviewed by WAC, includes only small homes on small lots—1,200 square foot houses on 50 foot lots. He said that this type of housing stock exacerbates the problem of no “move-up” homes available locally. People who can afford larger, better quality homes have no choice but to go elsewhere. Mr. Hymer said that he believes the Darby Panel needs to consider home quality and size during its recommendation process.

Mr. Hymer asked Ms. Swisher if she remembered a letter being sent to Franklin County in which the Zoning Commission requested that better quality homes be built on the Blauser property. He thought that the letter was written several months ago by someone in the Zoning office on behalf of the Zoning Commission.

Ms. Swisher said that she did not remember this particular letter, and that the County would probably not favorably view a request for Blauser to build larger homes than currently required by Prairie Township.

Ms. Stalter said that she recalled a discussion about sending a letter but thought that only “better quality” was the suggested wording and that there was no mention of home size.

Ms. Swisher responded that she would follow up on the letter situation.

Ms. Swisher stated that she could not speak to planned home size as she had not seen a current plat for the Blauser Farm. She said that the last discussion she had with anybody downtown about the property was that Blauser Ltd. wanted to use the land it donated for the recreation center to meet the open space requirement.

WRAP-UP

Ms. Swisher told Commission members that she thought they were now current with both the Comprehensive Plan and Zoning Resolution work that needed to be accomplished in order to meet the requirements of the Big Darby Accord, and that the 2007 Comprehensive Plan Update was now in the hands of the County.

**Next Meeting:**

Mr. Balzer announced that the next meeting of the Prairie Township Zoning Commission would be Tuesday, September 25, 2007, at 3:00 p.m. at the Township Hall, 23 Maple Drive.

There being no further business, Mr. Balzer adjourned the meeting at 4:00 p.m.

Respectfully submitted,

Hulda Moffitt, Secretary  
Prairie Township Zoning Commission