

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF FEBRUARY 26, 2008 MEETING**

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

Members Absent: None

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

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 or correct the January 22, 2008 Prairie Township Zoning Commission Meeting Minutes.

No corrections to the Minutes were made.

Ms. Stalter moved to approve the January 22, 2008 Zoning Commission Minutes as written. Mr. Finn seconded the motion.

Roll call as follows:

1. Christopher Finn Aye
2. Glen Hymer Aye
3. Hulda Moffitt Aye
4. Judy Stalter Aye
5. Howard Balzer Aye

The motion was approved unanimously.

Old Business:

CONSERVATION DISTRICT UPDATE: CONNIE SWISHER

Ms. Swisher said that she had met with Franklin County and that a group was organized that will meet for the next, probably, three months in order to work on conservation districts. The purpose of a conservation district is to provide reasonable controls to govern structures and uses within riparian setbacks along watercourses in the Big Darby Watershed. Conservation districts are required for all participating jurisdictions in the Big Darby Accord.

At the group's last meeting, Ben Weiner, a planner from the Franklin County Planning Department, stated that he was ready to use Prairie Township's *Big Darby Creek Critical Resource Protection District* as a base document as well as the Kirby Date model regulation for conservation development.¹

Ms. Swisher observed that the timing was good for Prairie Township to begin focusing on its conservation district as other major projects have been completed:

¹ Kirby Date, a landscape architect and planner, has been coordinating the Countryside Program since 1996. The Countryside Program has completed model regulations for residential conservation development. Resource: <http://urban.csuohio.edu/planningcenter/countryside/model>

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- Proposed zoning code amendments and riparian setback requirements have been completed and submitted to Donald Brosius, attorney, for review and submission of opinion; and
- The 2007 Comprehensive Plan Update has been completed and moved through the process and adopted. The only remaining task is to make some minor changes in verbiage as recommended by the County.

Realistically, the conservation district document will be written and ready for review by the Zoning Commission by mid-year.

New Business:

TOWNSHIP REDEVELOPMENT NEWS: CONNIE SWISHER

Tim Hortons on West Broad Street

Tim Hortons purchased the Jelly Donuts property at 5095 West Broad Street and the house behind it at 32 Inah Avenue. The company submitted an application to rezone the residential property to GB (General Business District). Because it was not complete, the zoning application was not accepted. However, the Zoning Office provided a list of suggested changes and is confident that Tim Hortons will submit a revised application in the near future.

The plan is to combine the two lots, tear down the Jelly Donuts building, and construct a Tim Hortons restaurant on the site.

Setback Requirements

It has come to Township's attention that Nationwide holds deed restrictions on four or five parcels on the south side of West Broad Street. These restrictions, which date back to the 1950s, require a minimum setback of 150 feet. This setback is greater than the Township's zoning requirement of 75 feet.

Tracy Hatmaker, Township Administrator, assisted by counsel, is working to resolve the setback issue so that highly desired, quality redevelopment can proceed on West Broad Street.

Commercial Building Department

The initial date to have the Township Commercial Building Department approved by the State and operational was July 1, 2008. Now it appears it will be up and running by June 1. A contract is already in place with Asebrook & Co. to serve as our "Certified Building Official" (CBO).

The likelihood of the Commercial Building Department opening for business as early as June and the fact that Asebrook & Co. is the Township's "Certified Building Official" (CBO) will have positive effects.

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Doctors Hospital and other pending applicants have indicated that they will wait and submit their applications to the Township Building Department rather than to the State. This means that the Township will issue the commercial building permits and regulate the inspections.

The Township will also receive additional fee income. With respect to the revenue split, the state of Ohio will receive 3%; Asebrook, 90%; and the Township, 7%.

Dealing with the Township, contractors can expect, in general, to receive building permits in less time and at less cost.

ANNOUNCEMENTS: CONNIE SWISHER

The final four firms competing for the Big Darby Accord Town Center master plan will make their presentations to community members and Prairie Township trustees from 4:00 to 6:00 p.m. at the fire station, 123 Inah Avenue.

Presentations will be made by:

- McKenna Associates, Inc.
- MSI
- Urban Design Associates
- Goody Clancy/ACP-Visioning and Planning

Following the presentations, attendees are invited to a reception at the Township Hall, 23 Maple Drive.

Next Meeting:

Mr. Balzer announced that the next meeting of the Prairie Township Zoning Commission would be Tuesday, March 25, 2008, at 3:00 p.m. at the Township Hall, 23 Maple Drive.

There being no further business, Mr. Balzer adjourned the meeting at 3:45 p.m.

Respectfully submitted,

Hulda Moffitt, Secretary
Prairie Township Zoning Commission

