

**PRAIRIE TOWNSHIP ZONING COMMISSION  
MINUTES OF OCTOBER 27, 2009 MEETING**

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**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; Pam Williams, alternate BZA

**Meeting Minutes:**

Mr. Balzer asked for a motion to approve or correct the September 22, 2009, Prairie Township Zoning Commission Meeting Minutes.

There were no corrections. Ms. Stalter made a motion to approve the September 22, 2009, Zoning Commission Minutes as written. Mr. Hymer seconded the motion.

Roll call as follows:

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

The motion was approved unanimously.

**Old Business:**

Conservation Zoning District

Ms. Swisher provided each member of the Commission with a copy of the document titled **Section 450 – Planned Residential Conservation District (PRCD)**. This document uses the section numbering found in the Franklin County Zoning Resolution.

The Big Darby Accord Advisory Panel has reworked this document up to the shaded area, which is about 50 percent of it. The shaded area includes **450.130 Management and Maintenance, numbers 2b & 2c** and thereafter to **450.16 Review Process and Procedure** through the end of the document, **450.268 Zoning Map**.

Mr. Hymer expressed his concern that the width of sidewalks proposed in the conservation district might be too narrow for someone to pass two people walking side-by-side.

Ms. Swisher replied that when the PRCD document comes before the Commission for consideration, the members would be free to discuss sidewalk width. She added that the proposed width of streets was narrower than required by Franklin County. Both sidewalk and street widths have been taken directly from the *Big Darby Accord*.

Mr. Finn remarked that it might be difficult for snowplows and emergency vehicles to negotiate narrow streets, which he said was already true for several streets in Lake Darby Estates. There

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is little doubt that people purchasing new homes in the conservation district will expect to have their streets plowed.

Ms. Williams stated that a good thing about narrower streets might be that they will cause drivers to slow down in high-density neighborhoods where speeding is a common occurrence.

Ms. Swisher said that conservation development is a whole new concept that will require us to think differently. Up to this point we have advocated more sidewalks, wider streets, and bigger front yards. In conservation development, the emphasis is the opposite; it is on less impervious space and more green space. Conservation development standards are indisputably a new ball game.

It is probable that much of what is actually implemented depends on what the Franklin County Engineer will approve. Available funding for big-ticket and sometimes controversial items, such as alternative waste treatment systems, will also affect the development dynamic.

**New Business:**

Zoning Regulations for Wind Turbines

Ms. Swisher informed Commission members that in the process of updating the code next year, zoning regulations for wind turbines should be included. With our nation's current emphasis on developing alternative and clean sources of electricity, wind turbines are likely to become more popular. As it now stands, wind turbines are permitted if they are not specifically prohibited. A good start on writing regulations for turbines is to decide where the Township does not want them.

Zoning department staff has started to collect information from other communities in Ohio where wind turbines are already present in greater number. It appears that there are several factors to be regulated, for example, megawatts generated, number erected, height, set-back, and location.

November Meeting Rescheduled

Because Thanksgiving is November 26, Mr. Balzer asked Commission members and Zoning staff if they wanted to reschedule the regularly scheduled meeting on November 24, as it falls during the week of the holiday.

By consensus it was decided to move the November meeting one week ahead to Tuesday, November 17, 2009, at 3:00 p.m.

**Next Meeting:**

Mr. Balzer announced that the next meeting of the Prairie Township Zoning Commission would be Tuesday, November, 17, 2009, at 3:00 p.m. at the Township Hall, 23 Maple Drive.

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

Respectfully submitted,

Hulda Moffitt, Secretary  
Prairie Township Zoning Commission

