

**PRAIRIE TOWNSHIP ZONING COMMISSION
MINUTES OF MAY 26, 2009 MEETING**

Members Present: Howard Balzer, Christopher Finn, Hulda Moffitt, Judy Stalter, and Chris Rymer (alternate)

Members Absent: Glen Hymer

Others Present: Dana Scott, Zoning Clerk; Pam Williams, Township BZA (alternate)

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

Alternate Seating:

Because Glen Hymer was absent, Mr. Balzer asked Chris Rymer, alternate, to be seated with the Zoning Commission.

Meeting Minutes:

Mr. Balzer asked for a motion to approve or correct the April 28, 2009 Prairie Township Zoning Commission Meeting Minutes.

(See Page 1, Upcoming Changes to Prairie Township Zoning Resolution/Minutes of 04/28/09)

Ms. Moffitt stated that after completing the minutes, she learned that Connie Swisher was meeting with Don Brosius on April 28, 2009, regarding only Article 13, Planned United Development. Articles 6 and 21, as written, were not on their meeting agenda.

With the above correction being made, Mr. Hymer moved to approve the April 28, 2009 Zoning Commission Minutes. Mr. Finn seconded the motion.

Roll call as follows:

- 1. Hulda Moffitt Aye
- 2. Chris Rymer Aye
- 3. Judy Stalter Aye
- 4. Christopher Finn Aye
- 5. Howard Balzer Aye

The motion was approved unanimously.

Old Business:

MEDICAL OFFICE CONDOMINIUMS

Regarding the conversion of the warehouse space at 4900 Medfield Way into medical office condominiums, Ms. Stalter asked, "What is an office condo?"

Ms. Williams, an alternate on BZA, explained that office condominiums work much like their residential counterparts. Instead of renting a suite of offices, businesses, in this instance, medical practices, purchase an individual unit in an office condo complex. The common areas are co-owned by all of the tenants.

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PLANNED RESIDENTIAL CONSERVATION DISTRICT

Ms. Stalter said that she had some questions about the draft document entitled *Section 450 – Planned Residential Conservation District (PRCD)*, which Connie Swisher had distributed to Zoning Commission members at the meeting on December 16, 2008.

She asked Ms. Swisher if the draft was the conversation district document written by Prairie Township—that it looked very familiar but section numbers were not the same as in the Township Zoning Resolution. Also she wondered about the words *Prairie Township / Franklin County* appearing throughout.

Ms. Swisher explained that at Tracy Hatmaker's urging, Prairie's PRCD document was being used by Franklin County as a base upon which to write conservation district text that, hopefully, will be acceptable to participating jurisdictions in the Big Darby Accord affected by this type of zoning, namely, Prairie, Brown, and Pleasant Townships, Village of Harrisburg, and Franklin County. The numbering scheme in the draft is from the County Zoning Resolution, Section 450.

When Franklin County's new document is completed, it will be subject to Prairie Township's zoning amendment process. The Zoning Commission will have the ability to approve, disapprove, or approve with modifications—or write its own. However, uniform conservation district zoning code is the goal for all Darby Accord jurisdictions.

Ms. Swisher said that the planned biweekly meeting schedule of the Big Darby Accord Advisory Panel has been difficult to keep. Strict meeting dates are not being maintained because of members' calendar conflicts.

In addition, progress is slow because the Darby Advisory Panel is composed of diverse stakeholders, including planners and other staff from multiple jurisdictions, environmental advocates, and builder representatives. The Panel has reached the point of having to deal with the most complex and divisive matters. It is a challenge for a group of people with such varied mind-sets to become of one mind about sticky issues, for example, density.

Ms. Swisher concluded that the business of the Darby Accord Advisory Panel is far from completed.

Ms. Stalter asked if conservation district zoning would act as an overlay, that is, existing zoning, if any, would remain in effect, or it could be changed to conservation zoning if desired.

Ms. Swisher said that the Darby Panel has not touched upon the overlay matter but resolving it would be a collaborative effort.

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New Business:

CHANGES TO THE PUD SECTION

Ms. Swisher told the Commission that her meeting with Don Brosius on April 28, related to Section 13, Planned United Development. She and Don were discussing whether or not it would be beneficial for Prairie to have a better PUD code in place for areas that are neither in the Town Center nor in the conservation development district, but are within the Darby Accord. Although few in number, there are some areas that do not require 50% open space because they are not recommended for conservation development.

Mr. Brosius agreed that it would be prudent for the Township to take the initiative to update the aged PUD code. However, he pointed out that "by-right-zoning" is recognized in the Big Darby Accord. "This concept recognizes the zoning densities that are in place today as a baseline for overall future density."¹

In place today are both the Prairie Township Zoning Resolution and the Darby Accord, in which Prairie is a participating jurisdiction; therefore, any developer or builder in the Township will have to abide by the guidelines therein.

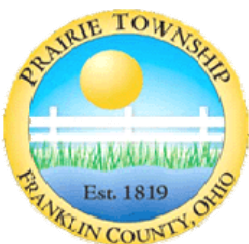
Next Meeting:

Mr. Balzer announced that the next meeting of the Prairie Township Zoning Commission would be Tuesday, June 23, 2009, 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



¹ *Big Darby Accord: Watershed Master Plan*, June 2006; section 2.1, "By-Right Zoning," page 2-4