

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: May 21, 2008

DATE: April 16, 2008

LOCATION: Kingston Township Hall

TIME CALLED TO ORDER: 7:04 PM by Vice-Chairman Harsany

MEMBERS PRESENT:	(CHECK ONE)		
BURRELL	YES	X	NO
GROVE	YES	X	NO
COPE	YES		NO X
HARSANY	YES	X	NO
DEAVERS	YES	X	NO
STEINHOFF	YES	X	NO
TALBOTT	YES		NO X
STITES	YES	X	NO

PUBLIC PRESENT: None

DRAFT COMPREHENSIVE PLAN PUBLIC INPUT MEETING:

Vice-Chair Harsany called the Public Input portion of the meeting to order, and Court Recorder Kathy Cathell swore in all persons proposing to testify. No residents of Kingston Township appeared at the meeting to express their support or opinions. He then indicated the purpose of the meeting and introduced the Zoning Commission Members. Harsany then addressed a number of important points including:

- How the plan relates to zoning and community values.
- The value of a comprehensive plan as found in Section 3.3.
- Indicated the majority of townships within Delaware County that have adopted plans.
- Recognized the involvement of a number of residents that participated in the plan development process since 2001.
- Defined why the plan is entitled the Kingston Township Comprehensive Plan 2006; specifically because of the age of some of the statistical information within the plan and specific information recently updated, Members felt that 2006 best represented the overall character of the document. Also, Members felt it important to get a plan established as soon as possible and then work on updates as needed in the future.
- Clarified the difference between a comprehensive plan (non-statutory/guidelines) vs. a zoning resolution (statutory/regulations).
- Detailed a number of points within the Vision Statement along with the plan Goals and Objectives all found within Chapter 1.
- Provided a general description of the individual chapters within the plan as found in the Table of Contents.

Upon completion of the introductory remarks and with no public input to hear, Alternate Steinhoff (voting status during the meeting) made a motion to conclude the Public Input Meeting, recess for a five minute break and reconvene the Monthly Zoning Commission Meeting. The motion was seconded by Member Deavers and was unanimously approved at 7:16 p.m.

APRIL ZONING COMMISSION MEETING:

The Zoning Commission reconvened at 7:21 p.m.

PUBLIC INPUT/COMMENT: **None**

APPROVAL OF MINUTES: Vice-Chair Harsany asked the Members to consider February 20, 2008 and March 19, 2008 Meeting Minutes for approval. Member Burrell pointed out several corrections within the minutes which were supported by the Commission. Member Burrell then made a motion to approve amended Meeting Minutes dated February 20, 2008. The motion was seconded by Member Deavers and was unanimously approved. Alternate Steinhoff (voting status during the meeting) made a motion to approve amended Meeting Minutes dated March 19, 2008. The motion was seconded by Member Deavers and was unanimously approved.

ZONING REPORT:

NorthStar Update

Members were informed that the Trustees had approved a revised location for the proposed Del-Co water tower on the NorthStar Development as outlined on the map *attached as Item 1*. They were informed that the draft Del-Co water tower agreement is now void with the movement of the tower off land committed to Kingston Township, and that Zoning Attorney Mike O'Reilly is now handling final negotiations regarding the proposed development plan including the land transfer agreement, acreage discrepancy and others. The Members were advised of the Trustee's desire to resolve remaining plan issues at their May 5th meeting. In a discussion concerning the land acreage discrepancy, Member Burrell pointed out the inconsistencies of the acreage totals in several documents including the referendum summary of the Ohio Supreme Court, the 2004 agreement signed by Robert Weiler and the final development plan as submitted, and reiterated that the preliminary plan had been approved with the understanding that 300.2 acres would be turned over to Kingston Township for administration.

Media Articles

Several newspaper articles were distributed for information including:

- County Tornado Sirens, March 27, 2008, The Big Walnut News *attached as Item 2*.
- Plain Township Metro Park, April 3, 2008, The Big Walnut News *attached as Item 3*.

OLD BUSINESS:

Infrastructure Study Update

The Zoning Commission was provided a response letter from the Zoning Office to Poggemeyer Design Group reiterating questions and comments raised during a presentation to the Commission by Randy Mielnik on February 20, 2008, and outlined final Township expectations to complete the study. A copy of the letter is *attached as Item 4*.

Comprehensive Planning Process Update

Discussions concerning the Comprehensive Plan began with a review of actions to date. Members were provided a copy of the public meeting notice that was placed in the newspaper in

compliance with legal requirement *attached as Item 5*. They were informed that a copy of the draft plan had been placed for public review in both the Kilbourne U.S. Post Office and the Sunbury Community Library to improve public access. They were provided a copy of the signed motion and resolution passed on March 19, 2008 initiating the formal approval process *attached as Items 6 and 7*. Next they were provided a copy of a February 20, 2008 letter to the Delaware County Regional Planning Commission (DCRPC) responding to informal comments provided by Planner Paul Deel and requesting formal plan review. The letter is *attached as Item 8*.

Members were then provided a copy of the formal, conditional approval letter from the DCRPC dated April 1, 2008 and *attached as Item 9*, along with copies of text changes made in accordance with recommendations clarifying lot size within PRD subdivisions at .5-acres *attached as Item 10*. They were provided a copy of the Comprehensive Land Use Map revised by the DCRPC to be consistent with the text changes addressed in the previous sentence, and fourteen revised Chapter 7 and 8 maps completed by DCRPC in accordance with their recommendations *attached as Items 11 and 12*.

After brief discussion, Member Burrell made a motion to accept all formal recommendations made by the DCRPC. The motion was seconded by Alternate Steinhoff (voting status during the meeting) and unanimously approved.

Members were provided a color copy of the Comprehensive Land Use Map so that they could see the clarity of the color map versus the black and white map *attached as Item 13*, and a color copy of Map 7.1 as an example so they could see symbol inconsistencies that appear on all the black and white copies *attached as Item 14*.

Members next were provided copies of three documents prepared by Zoning Attorney O'Reilly produced during his legal review of the plan including a Memorandum dated April 15, 2008, recommended changes for Chapter 3 and recommended changes for Section 13.1- D sent under attorney/client privilege. Each recommendation was discussed in detail with commission decisions recorded by Secretary Stites.

Members were reacquainted with remaining steps in the approval process, and provided a copy of a draft resolution prepared by Zoning Attorney O'Reilly required to move the plan to the Trustees.

Upon review, Member Burrell made a motion to approve the Kingston Township Comprehensive Plan 2006 as amended with the recommendations of the DCRPC and Zoning Attorney O'Reilly as recorded by Secretary Stites. The motion was seconded by Alternate Steinhoff (voting status during the meeting) and approved by roll-call vote as follows:

Deavers-Yes Grove-Yes Steinhoff-Yes Burrell-Yes Harsany-Yes

Vice-Chair Harsany then read the prepared resolution which would refer the amended plan to the Trustees. Member Burrell made a motion to approve the resolution as read. The motion was seconded by Member Grove and approved by roll-call vote as follows:
Deavers-Yes Grove-Yes Steinhoff-Yes Burrell-Yes Harsany-Yes

The resolution was then signed by each Zoning Commission Member and Secretary Stites was instructed to complete final plan corrections and forward the plan to the Trustees at their May 5, 2008 meeting.

NEW BUSINESS:

May Meeting

After discussion, Secretary Stites was instructed to contact the DCRPC and request that a representative attend the May 21, 2008 to lead discussions concerning spot zoning.

Trustee Public Input Presentation Introduction

Doug Harsany was thanked for preparing and presenting very comprehensive, succinct introductory remarks during the Public Input Meeting. He was asked to present the same introductory remarks to the Trustees when their required public input meeting is scheduled, and accepted the responsibility. A suggestion had been made to involve the DCRPC in the introduction; however the Commission felt that the task could be best handled by its members.

Township E-mail Address Update

Finally Members were provided updated website and e-mail addresses resulting from the installation of high speed internet service and purchasing a web domain for Kingston Township. New addresses are as follows:

Zoning Office	zoning@kingstontwp.org	
Township Website	www.kingstontwp.org	(provides direct access to the Miami University website where our page resides)
Trustee Fink	jfink@kingstontwp.org	

FOLLOW UP ITEMS: None

ADJOURNMENT: Member Burrell made a motion for adjournment. The motion was seconded by Member Deavers, and was unanimously approved.

TIME: **9:01 PM**

SUBMITTED BY: Dave Stites, Zoning Secretary/Assistant Zoning Inspector