

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: May 20, 2009

DATE: April 15, 2009

LOCATION: Kingston Township Hall

TIME CALLED TO ORDER: 7:03 PM by Chairman Harsany

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

PUBLIC INPUT/COMMENT:

Chief Mike Thompson of the Porter Kingston Fire District (District) was present to inform the Zoning Commission Members of future expansion plans within Kingston Township. An informational packet was distributed to Members and *attached as Item 1*. The District is pursuing the purchase of land west of Interstate 71 on the north side of State Route 521 for the construction of a second station. He indicated that the second station would be smaller than the existing one, and would be constructed when additional equipment and personnel are necessary to meet public safety demands based on housing density and run volume. He advised that the current fire station can serve a five mile radius but the District will need a second station within ten years to meet the anticipated needs resulting in the construction of the NorthStar residential area and continued development along the west end of Kingston Township. The second station would increase fire and emergency services response time and provide a better fire rating to reduce residential home insurance cost.

Chief Thompson informed Members that according to Assistant Delaware County Prosecutor Betts, the District is exempt from local zoning resolution and rezoning requirements; however, Betts encouraged Chief Thompson to comply with local zoning requirements where possible which the District intends to do. On another matter, he indicated that the District plans to continue the annual, incremental installation of fire hydrants throughout Kingston Township at a cost of approximately \$2,300 per unit. The expanded number of hydrants will improve fire fighting capabilities and insurance ratings for nearby residences.

The Zoning Commission thanked Chief Thompson for his presentation and the information provided. Members suggested that the District install a sign on the property being considered to inform Kingston Township residents of the potential sight for future station expansion.

APPROVAL OF MINUTES:

Member Grove made a motion to approve the March 18, 2009 Meeting Minutes. The motion was seconded by Member Deavers, and was unanimously approved.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders and Planner Paul Deel were present to begin the Zoning Resolution Text Amendment Process. After a brief personal introduction by each Zoning Commission Member, focus turned to a discussion regarding Regional Planning's difficulties electronically transmitting their text amendment work to the township and the format for their recommendations. It was decided that Regional Planning would use a strike-through format so that Members could see the current and recommended text changes together. Due to electronic document transmission problems, Zoning Inspector Talbott had received the first work product from Regional Planning as a printed document which he delivered to each Members residence prior to the meeting. In terms of future work product distribution, it was reiterated that future work products would be provide electronically by Regional Planning about one week in advance of the next meeting.

Planner Deel distributed the first work product covering Articles I Title, II Purpose, III Interpretation of Standards, VI Application of Resolution, XXII Non Conforming Uses, XXIII Zoning Inspector, Zoning Certificates and Applications, XXIV Zoning Commission, XXV Board of Zoning Appeals, XXVI Amendments and XXVIII Severability and Repeal, and text amendment discussions proceeded in an article by article progression. As each recommendation was discussed, Planner Deel made notes regarding the direction decided by the Zoning Commission which he would then use to compile the draft master document.

The following is a brief summary of several of the topics discussed in the meeting:

- Recommended changes to Articles I, II and III were supported by the Members.
- Member Burrell suggested that sections within Article VI need subtitles to clarify information contained within.
- Regarding recent Ohio Revised Code Agricultural Exemption clarifications governing platted subdivisions or 11 or more developed lots within an area, considerable discussion took place regarding the overall desire to retain agriculture within the township in terms of large farms and agricultural interest on smaller lots such as raising a small number of animals. Members generally agreed that the township code should be consistent with the Ohio Revised Code regulating agricultural use on up to one acre lots, regulate agriculture in platted subdivisions, but not regulate agriculture in areas with 11 or more developed, adjacent lots except for setback requirements. Members also indicated the need to define "platted subdivision" in the Definitions.
- During discussion regarding Article VI, Section 6.031, it was decided that all references throughout the entire Zoning Resolution to Kingston Township would be listed as "the township" rather than using the name "Kingston" or "Kingston Township".
- Regional Planning was asked to identify the source of recommended changes such as Ohio Revised Code, best practices of other townships, the model county code, etc.
- Article VI, Section 6.031, A2 added "h" lighting, A3 added "d" height and fall zone drawing, D add "p" maintenance clause, under existing "h" add screening of equipment inside the fenced area, and under existing "k" add except safety signs.
- Article VI, Section 6.032, C add term "property" before owner in the second line and D add term "collectively" after all units in the second line.

- Of the definitions proposed by Regional Planning in Article VI, Members felt that the only definitions that should be added are those referencing language used in the article. Members felt that the “Clear Fall Zone” definition should be expanded to include cell towers and ensure the language is clear to cover wind turbines and towers.

Due to time constraints, Members concluded discussion at the end of Article VI, and to begin May meeting discussions with Article XXII Non Conforming Uses.

ZONING REPORT:

Zoning Inspector Talbott briefly reviewed items found in the March 2009 Zoning Report to the Trustees *attached as Item 2*. He indicated that the NorthStar Final Plan is still under review, and that Zoning Attorney Mike O’Reilly was coordinating the issue of abandoned building removal prior to township acceptance with Robert Weiler Attorney Jill Tangeman.

MEDIA ARTICLES: None

NEW BUSINESS: None

FOLLOW UP ITEMS: None

ADJOURNMENT:

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

TIME: **9:25 PM**

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