

**KINGSTON TOWNSHIP ZONING COMMISSION  
MEETING MINUTES**

**APPROVED: August 19, 2009**

**DATE: July 15, 2009**

**LOCATION: Kingston Township Hall**

**TIME CALLED TO ORDER: 7:00 PM by Vice-Chair Burrell**

Chairman Harsany arrived a few minutes late and assumed meeting leadership control.

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

**PUBLIC INPUT/COMMENT: None** (Ken Strickland only public in attendance)

**APPROVAL OF MINUTES:**

After discussion and correction of several items within Section 20.05, Water Impoundments, A & C on Page 2, Member Burrell made a motion to approve the June 17, 2009 Meeting Minutes as amended. The motion was seconded by Member Grove, and was unanimously approved. (The amendments are hand written on the permanent file copy maintained by Secretary Stites.)

Members were informed that the Trustees had reappointed Member Harsany to serve on the Zoning Commission for the term August 2009 to August 2014. He was congratulated on his reappointment, sincerely thanked for his willingness to continue to serve Kingston Township and given a round of applause.

**OLD BUSINESS:**

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. To start, Member Deavers lead a discussion regarding recent changes to Ohio Revised Code 519.211—Telecommunication Towers *attached as Item 1*. After review and discussion, it was determined that no notable changes had been made to expand township regulatory authority. Attention then turned on the need to add text language to the Kingston Code to permit and regulate model homes in proposed and future developments. Executive Director Sanders provided a copy model home language from the Berlin Township Code for discussion *attached as Item 2*. The following is a summary of issue discussions:

- Members felt that Model Home language should be added to Article XX, General Development Standards and referenced within all applicable Districts.
- Members felt that the items addressed including lighting, parking, screening/trash receptacles, termination of use, equipment and material storage and signs were important.

- Members agreed that hours of operation should be added; specifically 8:00 a.m. to 9:00 p.m.
- After considerable discussion regarding how a model home could be approved i.e. through rezoning, conditional use through the Board of Zoning Appeal or straight Zoning Permit, Executive Director Sanders agreed to research and lay out a best practice process.
- Members agreed that model home sign language should be added to Article XXI, Signs as a standalone item with a location language reference in Article XX, General Development Standards.
- Members felt that language should be added requiring a Zoning Permit to construct a model home.

Discussion then focused upon Article XX, General Development Standards, Section 20.11—Driveway Construction. Members agreed upon several changes as follows:

- Delete Section 20.11 A-10 referencing prevailing wind as it is not enforceable.
- Delete Section 20.11 B-4 referencing dust as it is not enforceable.
- Add language referencing that a driveway permit is required by Kingston Township prior to crossing the right-of-way with the installation of a driveway.
- The entire Section 20.11 should be moved and incorporated into Section 20.01—Parking.
- Executive Director Sanders suggested and members agreed that all references to parking in the entire code should be checked for consistency.
- Add clarification language in Section 20.11 C-3 regarding hard surface (what qualifies as a hard surface) and add Hard Surface to Article IV, Definitions.

The next focus was upon Section 20.12—Lighting. Members agreed upon several changes as follows:

- Revise language in Section 20.12 B-2 to make clear the language regulates recreational facilities and not residences.
- Delete the words “upon private property” from Section 20.12 B-3.
- Member Burrell referenced a work product from former Zoning Inspector LaValle where he proposed a new code section for Article XX entitled Outdoor Lighting Standards. This work product, which had been previously distributed to the Zoning Commission, was redistributed along with a copy of the Village of Galena Outdoor Lighting Standards and e-mail lighting information from other jurisdictions. This information is *attached as Item 3*. Members agreed that all information would be reviewed for discussion and decision at the August 2009 meeting.

Executive Director Sanders had provided information regarding a new Section 20.13—Fences; something that is not currently regulated by the Kingston Township Zoning Resolution. Considerable discussion took place regarding fences being an integral part of maintaining the rural character of the township, and objections were raised to prohibiting fences to side and rear yards only. Generally, Members did not support the addition of fence regulations; however, it was decided that Executive Director Sanders would review and rewrite the text language based upon the discussion, and the topic would be revisited at the August 2009 meeting for final determination.

Due to time constraints, text amendment discussion was completed at this point. Members agreed to resume discussions in August starting with previously distributed information from Executive Director Sanders including new Minimum Landscape Requirements, and Article XXI, Sign and Billboard Regulations.

**ZONING REPORT:**

Zoning Inspector Talbott briefly reviewed items found in the June 2009 Zoning Report to the Trustees *attached as Item 4*. He informed Members that three permits were issued during June including the second new build residence permit for 2009, and advised them that he would be glad to answer any questions regarding any of the complaints or zoning violation issues listed in the report. No specific questions were raised. He also reiterated that litigation continues regarding the Pastures at Blue Church project, and that the only issue remaining with the NorthStar Final Plan approval is a decision regarding who will be responsible for asbestos removal, general cleanup, and razing of deteriorated structures on the site.

**MEDIA ARTICLES:**

With the reappointment of Doug Harsany, a copy of the Updated Zoning Commission Roster was distributed and *attached as Item 5*. Members were provided a copy of the Kingston Township 2009 Roadway Maintenance Schedule for their information and *attached as Item 6*. They were informed that the Trustees switch to an annual, incremental roadway maintenance approach using the Delaware County Engineer to assess needs and engineer, bid and oversee the improvements. They were advised that work has started on the five roadways starting with Wilson Road to include chip and seal resurfacing and restriping as required for a total of 4.8 miles and \$75,500 dollars. A copy of a NorthStar Golf Resort news article from The Columbus Dispatch dated July 11, 2009 was distributed to Members and *attached as Item 7*.

**NEW BUSINESS:**

Zoning Secretary Stites informed Members that he would be on leave and unable to attend the August 2009 Zoning Commission Meeting. He indicated that Zoning Inspector Talbott volunteered to take minutes.

**FOLLOW UP ITEMS:      None**

**ADJOURNMENT:**

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

**TIME:            9:30 PM**

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