

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: June 16, 2010

DATE: May 19, 2010
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:03 PM by Chairman Filbert

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

PUBLIC INPUT/COMMENT: None Present

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the April 21, 2010 Meeting Minutes. With Members finding no discrepancies, Vice-Chair Steinhoff made a motion to approve the Meeting Minutes. The motion was seconded by Member Grove and was approved with Member Fink abstaining.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. To begin, Members focused upon Article 23-Zoning Inspector, Zoning Certificates and Applications, Section 23.02 which states that no structure which exceeds 150 square feet in size shall be located, constructed, reconstructed, enlarged or structurally altered without a Zoning Certificate. During the April 21, 2010 Meeting, Members felt that the township and county should be consistent regarding minimum square foot requirements, and the Zoning Office was asked to verify the County Building Permit requirement for structures exceeding 200 square feet. The Zoning Office contacted the Delaware County Code Compliance Office and found that no Building Permit is required for a shed or accessory building 200 square feet and under; however, decks, porches and similar ingress/egress structures require a Building Permit regardless of square footage.

Upon discussion, Members agreed to the following regarding minimum square foot requiring a Zoning Certificate in Section 23.02:

- Change the square footage requirement whereby a Zoning Certificate is required for any structure that exceeds 200 square feet.
- Add language stating that even if a Zoning Certificate is not required, all structures must be built in conformance with the Kingston Township Zoning Resolution including setback requirements.

- Add language in Article 20-General Development Standards about the need for a Zoning Certificate that references the reader to Article 23, Section 23.02.

After a brief introduction regarding the Permitted/Conditional Use Comparison Chart prepared by Executive Director Sanders and *referenced as Items 1*, attention then turned to recommended text changes to Articles 10-15 *referenced as Item 2*. After discussion, Executive Director Sanders was asked to make the following text amendments changes:

- Sections 10.02, 11.02 and 12.02-Application, rewrite the text consistent with the rezoning process found in Article 26 and provide a copy of the revised text to the Kingston Township Zoning Office for discussion at the June 16, 2010 Zoning Commission Meeting.
- Section 10.03-D, change “zoning board” to “Zoning Commission”.
- Section 10.06-E, change the word “contours” to “slopes”.
- Section 10.06-O, change “Zoning Board” to “Zoning Commission”.
- Section 11.01, delete “yet not designed to serve the public at large” in the last sentence.
- Section 11.06-E, change the word “contours” to “slopes”.
- Section 12.05-G, change “Zoning Board” to “Zoning Commission”.
- Section 12.06-M, change language consistent with Article 8-Planned Residence District, whereby signs will be approved by the Zoning Commission as part of the Development Plan Approval Process and not by a separate action through the Board of Zoning Appeal.
- Section 15.04, Executive Director Sanders was to check current text language regarding telecommunication towers/antennas to ensure compliance/consistency with the Ohio Revised Code.

The Kingston Township Zoning Commission will begin meeting discussions on June 16, 2010 starting with Article 16-Institutional District. Articles 16-19 will be forwarded to Members ahead of the June Meeting.

ZONING REPORT:

The March 2010 Zoning Reports to the Trustees *referenced as Item 3* was distributed. Members were advised to contact the Zoning Office with any questions regarding the information contained in the report.

MEDIA ARTICLES: None

NEW BUSINESS: None

FOLLOW UP ITEMS:

Zoning Office to develop fee language for minor and major changes to approved development plans and present to the Trustees for approval.

ADJOURNMENT:

Member Grove made a motion for adjournment. The motion was seconded by Member Fink, and was unanimously approved.

TIME: 9:08 PM

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.

KZC Minutes 05-19-10