

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: August 18, 2010

DATE: July 21, 2010
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:00 PM by Chairman Filbert

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

PUBLIC INPUT/COMMENT: None

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the June 16, 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 Deavers and was unanimously approved.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. As a follow-up from the June Meeting, Executive Director Sanders advised Members that the Cemetery section in the Article 17-Planned Institutional District was updated to be consistent with the Cemetery section language found in Article 7-Farm Residence District.

Next, Members reviewed revised text submitted by Executive Director Sanders regarding Article 19-Adult Entertainment District. Upon review and discussion, Members approved the revised language as written with the following exceptions:

- In Section 19.02 A, change “Adult Bookstore” to “Adult Entertainment Business”.
- Remove Section 19.05 G-Signs entirely as signs are already covered in Section 21.05.

There was additional discussion regarding whether the Adult Entertainment District should be incorporated into an existing intuitional or commercial district. After discussing the matter, Members decided that Article 19 should remain as a stand-alone district.

Attention then turned to recommended text changes for Article 4-Definitions. Upon careful review and discussion, Members approved the revised language as written with the following exceptions:

- Adult Entertainment Business—Remove the words “or performances” in the first sentence and remove the last sentence where “performance” is defined.
- Clear Fall Zone—Remove the entire definition as fall zones are individually defined within each applicable section throughout zoning resolution including telecommunication towers, wind turbines, etc.
- Development Plan—Place a coma after the last word in the first sentence, and remove the words “include at least two or more developments and” in the second sentence.
- Hydrogeologic Analysis—Remove the entire definition as not referenced within the entire zoning resolution.
- Executive Director Sanders was asked to prepare and include a definition in Article 4 for “Resident”.

During discussion of definitions, Members revisited the requirement within existing Section 20.11 B-3 requiring that passing areas on long driveways be paved. Executive Director Sanders was asked to remove the word “paved” from this sub-section found in the first line.

Upon completion of the editing listed above, Executive Director Sanders was asked to forward a copy of the entire, edited zoning resolution to the Kingston Township Zoning Office prior to the next Kingston Township Zoning Commission Meeting to be held on August 18, 2010. The revised document will immediately be forwarded each Member. Members were asked to **thoroughly review** the document ahead of the meeting, write down any questions or discrepancies found and bring these items to the meeting to ensure that time together with Executive Director Sanders is used efficiently and effectively.

ZONING REPORT:

The June 2010 Zoning Reports to the Trustees *referenced as Item 1* was distributed. Members were advised to contact the Zoning Office with any questions regarding the information contained in the report.

Zoning Inspector Talbott informed Members about a recent inquiry from a township resident who would like to provide day habilitation services (adult family home licensed as an adult care facility) within their existing residence to adults with autism and related developmental disabilities *referenced as Item 2*. Members were provided applicable copies of both the Kingston Township Zoning Resolution and the Ohio Revised Code. They were informed that depending on the number of adults to receive services, the proposed use was consistent with the requirements found in Article 7-Farm Residence District. If the number of adults is five or under, the use would be classified as a permitted use under Section 7.03G with 6 to a maximum of 8 requiring approval by the Board of Zoning Appeals as a Conditional Use under Section 7.04E. To provide such services, the care provider would require licensing under county/state regulations. Members provided valuable feedback to Zoning Inspector Talbott regarding the matter.

Zoning Inspector Talbott advised Members that a hearing date has been set for August 24, 2010 at 2:00 p.m. by US District Court Judge Watson to consider the Pastures at Blue Church Settlement Agreement between the Robert Weiler Company and Kingston Township. He encouraged Members to review several news articles at their leisure as listed below.

MEDIA ARTICLES:

- Stream Impact Study, The Columbus Dispatch, June 14, 2010 *referenced as Item 3.*
- Excerpts Columbus Stormwater Manual/Village of Galena Stream Protection Zones, June 9, 2010 E-mail Jeanna Burrell *referenced as Item 4.*
- Liberty Twp./Wal-Mart Court Decision, The Columbus Dispatch *referenced as Item 5.*

NEW BUSINESS: None

FOLLOW UP ITEMS:

Zoning Office to develop fee language for minor and major changes to approved development plans and Article 16-Institutional District--present to the Trustees for approval.

ADJOURNMENT:

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

TIME: 9:10 PM

SUMBITTED BY:

Recorded by Bob Talbott, Zoning Inspector, and prepared and submitted by Dave Stites, Zoning Secretary.

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