

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: September 15, 2010

DATE: August 18, 2010
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:03 PM by Chairman Filbert

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

PUBLIC INPUT/COMMENT: None

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the July 21, 2010 Meeting Minutes. With Members finding no discrepancies, Member Fink made a motion to approve the Meeting Minutes. The motion was seconded by Vice-Chair Steinhoff and was unanimously approved. Alternate Giffin had voting status throughout the entire meeting.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. Prior to the meeting, Sanders provided a revised copy of the entire Zoning Resolution with all changes, additions and deletions previously addressed and approved by the Zoning Commission to the Zoning Office. Color copies were then prepared and delivered to Members to give them time to review the document and prepare comments and questions.

To begin the meeting, Executive Director Sanders initiated discussion regarding riparian corridor setbacks knowing that this issue had been previously discussed by the Kingston Township Zoning Commission for consideration during the text amendment process. He indicated that no other township in Delaware County has a general overlay in their existing text, and that no further action had occurred concerning Porter Township's attempt to establish a riparian corridor along Big Walnut Creek. Upon discussion, Members felt that the existing riparian setback requirements within the Planned Residential District should remain in place; however, no further action would be taken at this time to establish a general overlay for the entire township.

Next, Members discussed the Preamble. Zoning Inspector Talbott indicated that the existing Preamble is outdated, and suggested that it should be rewritten or removed since it was likely

more important before the Kingston Township Comprehensive Plan was adopted. Executive Director Sanders suggested that the Preamble should be more historic than legislative in nature. Upon discussion, Members felt that the existing Preamble is outdated, should be more historic in nature and asked the Zoning Office to prepare a draft rewrite ahead of the next meeting.

Members then began discussion on the first draft of the text amendments proposed for the Kingston Township Zoning Resolution. Members felt that Executive Director Sanders had done an outstanding job capturing and preparing the draft text amendments. Following is a list of items revisited and modified by Zoning Commission Members:

- On the cover, add a new line entry “Zoning Resolution Amended Date; Effective Date “
- Article 4, Section 4.01
 - Page 4-1, Accessory Use or Structure—In the last sentence, add patios and decks and change “storage sheds” to “storage buildings”.
 - Page 4-2, Bed and Breakfast—Remove definition.
 - Page 4-3, Drainage Course—Move “Easements” as a separate definition.
 - Page 4-6, Noxious Weed List second paragraph—Executive Directors Sanders was asked to change the date to 08-18-10, add Kochia and Palmer amaranth to the list of noxious weeds and to rewrite the text so that it remains valid should additional plants be designated by the Ohio Department of Agriculture in the future.
- Article 5, Section 5.05, Page 5-2, Nature and Classification of Zoning Districts—Add a final paragraph that states “In addition to the Residential and Commercial Districts discussed above, other zoning districts include...(list the rest).”
- Article 6, Section 6.01, Page 6-1, Conformance Required—Change the three “structures” references to “buildings”.
- Article 6, Section 6.08, Page 6-8, Issued Zoning Certificates—Remove the 6 month starting requirement and 1 year completion requirement and rewrite indicating that the building must be completed within 18 months after the issuance of the zoning certificate. Also delete the second paragraph.
- Article 7
 - Section 7.03 A, Page 7-1, Permitted Uses—Add the words “Permanently Sighted” ahead of “Manufactured Homes”.
 - Section 7.03 G-2, Page 7-2—Change the reference to “Section 20.14” to “Section 20.15” here and throughout the entire document. The same incorrect reference occurs multiple places.
 - Sections 7.06 B, Page 7—In the last paragraph, remove the “,” after the word “removed” in the first line and add a “,” after “land” in the second line.
- Article 8, Section 8.07, Page 8-14, Review Procedures—In the first paragraph, line 6 add the words “from the applicant” after the word “required”.

Finally, Zoning Secretary Stites distributed a draft document *referenced as Item 1* that summarized the overall text amendment changes proposed by the Zoning Commission. This document will be used as a type of “executive summary” highlighting proposed changes for the Trustees, the newsletter and public inquiries. Members were asked to thoroughly review the document ahead of the meeting to ensure accuracy, completeness and that proper action words

are used to begin each bullet point. Further draft text amendment review will continue at the September 15, 2010 Zoning Commission Meeting starting with Article 16.

ZONING REPORT:

The July 2010 Zoning Reports to the Trustees *referenced as Item 2* was distributed. Members were advised to contact the Zoning Office with any questions regarding the information contained in the report. Zoning Inspector Talbott reminded 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.

Zoning Secretary Stites distributed a vacancy notice advertised in the township newsletter, posted on the door of the township hall and posted on the township's website for the Kingston Township Zoning Commission position currently held by Maribeth Deavers and *referenced as Item 3*. Members were advised that Member Deavers had submitted a request for reinstatement consideration, and that the position would be filled at the Trustees Meeting on September 7, 2010.

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 Article 16-Institutional District--present to the Trustees for approval. Rewrite the Preamble.

ADJOURNMENT:

Member Fink made a motion for adjournment. The motion was seconded by Vice-Chair Steinhoff and was unanimously approved.

TIME: 9:15 PM

SUBMITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.