

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

**APPROVED: February 16, 2011
As Amended**

DATE: January 19, 2011
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:01 PM by Chairman Filbert

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

Voting Status Throughout Meeting

PUBLIC INPUT/COMMENT:

Township resident William Cleland appeared before the Zoning Commission to discuss his potential plan to open an auction house (commercial activity) in a vacant building located at 7465 State Route 521 and currently zoned Farm Residence District (FR-1). Mr. Cleland indicated that he had earlier discussed the concept with the Zoning Office and had been given information regarding specific sections of the Zoning Resolution that would apply to a potential rezoning of the property and also critical issues that he would need to address on the non-conforming 1 acre parcel including the septic system, parking, Ohio Department of Transportation approval for ingress and egress, Delaware County Code Compliance regulations, close proximity of neighbors and others. He advised Members:

- That he did not own the property but had received encouragement from and reached a potential lease/purchase agreement with owner Mark Adams.
- That the facility would be open one night per week between 6:00 p.m. and Midnight attracting approximately 100 people and 75 vehicles.
- All auction items would be housed within the structure and that no vehicles, weapons or livestock would be sold.
- That he had informally talked to several neighbors regarding the proposal and that they did not have any concerns about the proposed commercial activity in close proximity to their property.
- That he had discussed the purchase of additional property from one neighbor to help resolve anticipated lot size issues related to parking and on-site sanitary treatment.
- That he was also researching other potential sites for the auction house in the Ashley and Mt. Gilead area. Should he move forward with one of those sites, he would still be interested in the Kingston Township site for use as a thrift store.

Mr. Cleland indicated that he was looking for any feedback regarding the proposal from the Zoning Commission. Upon discussion, Members indicated no philosophical issues with the potential rezoning and felt that some use of the non-conforming property could have a positive

impact on the neighborhood. However, Members pointed out the critical need for Mr. Cleland to assemble a development plan for the site. They reiterated all the critical issues discussed above that would need to be resolved prior to any rezoning consideration, encouraged Mr. Cleland to carefully read applicable sections of the Zoning Resolution and conform to code requirements when crafting his site and operational plans and that the opinions of adjacent property owners would be carefully considered during any future evaluation of a formal rezoning request. Mr. Cleland thanked the Zoning Commission for their time and comments regarding his proposal.

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the December 15, 2010 Meeting Minutes. With Members finding no discrepancies, Member Grove made a motion to approve the Meeting Minutes. The motion was seconded by Member Fink and was unanimously approved.

OLD BUSINESS:

Discussions continued regarding Zoning Resolution Text Amendments and the legal process for adoption found in Article 26 and ORC 519.12. Members were informed that Chairman Filbert attended the January 3, 2011 Trustees Meeting, supported by Member Grove and Alternate Giffin, and presented all required documents to the Trustees on behalf of the Zoning Commission necessary to keep the Text Amendment process moving forward for approval. Upon receipt, the Trustees indicated that they would conduct their Public Hearing on Tuesday, February 1, 2011, 7:00 p.m. at the Kingston Township Hall ahead of their regular monthly meeting. Zoning Secretary Stites apprised Members that proper legal notice for the hearing had been made, and reiterated remaining steps required in the approval process.

ZONING REPORT:

The December 2010 Zoning Reports to the Trustees *referenced as Item 1* was distributed. Zoning Inspector Talbott briefly discussed the current status of the Pastures of Blue Church settlement agreement and provided a year-end summary of Zoning Office activity. He informed Members that Zoning Attorney O'Reilly attended the January 3, 2011 Trustees Meeting, presented all legal documents required for approval of the NorthStar Final Plan, and received written document approval by all three Trustees. Members were advised to contact the Zoning Office if they had any further questions regarding information contained in the Zoning Report.

MEDIA ARTICLES: None

NEW BUSINESS:

In regard to the need to elect Zoning Commission Officers for 2011, Chairman Filbert opened the floor for nominations to the Chairperson position. After discussion, Member Fink made a motion to nominate Tom Filbert to serve in the capacity of Chairperson. The motion was seconded by Member Grove and was unanimously approved.

Chairman Filbert then opened the floor for nominations to the Vice-Chair position. After discussion, Member Fink made a motion to nominate Heather Burdette to serve in the capacity of Vice-Chair. The motion was seconded by Chairman Filbert and was unanimously approved.

Finally, Members considered where their attention should be focused once the Text Amendment approval process is completed. After discussion, all agreed that their attention should be focused upon the review of the Kingston Township Comprehensive Plan to ensure that the text and land use plan map are up-to-date and supportive amendments made to the Zoning Resolution. Members felt that it would be useful to have Regional Planning Commission Executive Director Scott Sanders attend a future Zoning Commission Meeting to discuss any areas of concern that he might suggest. Zoning Secretary Stites was asked to prepare and distribute a current copy of the plan to each Member.

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

TIME: 8:18 PM

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.