

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: August 21, 2013

DATE: May 15, 2013
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:05 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)		
GROVE	YES	X	NO
FILBERT	YES	X	NO
GIFFIN	YES	X	NO
STROHM	YES	X	NO
JEROME	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 February 20, 2013 Meeting Minutes. After discussion, Member Strohm made a motion to approve the Meeting Minutes. The motion was seconded by Member Giffin and was unanimously approved.

OLD BUSINESS: None

ZONING REPORT:

Zoning Inspector Talbott highlighted several items in the February, March and April 2013 Trustee Reports *referenced as Item 1* including the number of permits issued, the resolution/status of several complaints including a multiple occupant rental property on Kilbourne Road, a debris pile on Blue Church Road and junk vehicles on Carters Corner Road. He informed Members that the Trustees voted to not have the Delaware County Engineer perform additional roadway work when the bridge is replaced on Blue Church north of Wilson Road. Members were also advised that no applications have been received for the posted Zoning Commission Alternate position.

A Time Warner Cable Map *referenced as Item 2* was distributed to Members showing coverage areas within Kingston Township. During discussion, Members were advised that approximately half of the Township has existing coverage all on the east side of Interstate 71, and Trustee Volpe is currently meeting with a company representative to determine how to expand coverage. A portion of the area west of Interstate 71 is currently served by Insight Cable who is owned by Time Warner but operated independently. All agreed that Time Warner expansion would be driven by density of customers to justify the construction expense.

Members were provided a copy of a March 19, 2013, Columbus Dispatch article entitled Outlet-mall Plans Go To Township Officials (*referenced as Item 3*), and preliminary site plans for two separate, proposed outlet malls in Berkshire Township on the east side of Interstate 71 and south of State Routes 36/37 *referenced as Item 4*. During discussion, Member Jerome indicated that both developers are using an existing traffic study from the Ohio Department of Transportation showing that the existing interchange can support the additional traffic generated by the construction of an outlet mall as the majority of mall traffic would occur outside “rush hour” travel.

Finally, Members were provided a copy of a judicial decision from the September 2012 Planning & Environmental Law Bulletin (*referenced as Item 5*) regarding a Brunswick Township, Ohio home occupation zoning issue. Zoning Inspector Talbott informed them that in the ruling, the Court of Appeals determined that the mere parking of a commercial vehicle on residential property, without conducting any activity of the business on that property, does not amount to a business practice even if combined with occasional phone calls and bookkeeping.

NEW BUSINESS: None

FOLLOW UP ITEMS: None

ADJOURNMENT:

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

TIME: **7:58 PM**

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.