

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: May 10, 2017

DATE: February 8, 2017
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:00 PM 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
WHITE, ALT.	YES	X	NO
TALBOTT	YES	X	NO
STITES	YES	X	NO

APPROVAL OF MINUTES:

Chairman Filbert asked members if they had any comments or corrections regarding the November 2, 2016 Meeting Minutes. After then discussion, Member Jerome made a motion to approve the Meeting Minutes. The motion was seconded by Member Strohm and was unanimously approved.

PUBLIC INPUT/COMMENT: None

OLD BUSINESS: None

NEW BUSINESS:

Members discussed and came to consensus on the following text and section number corrections:

- Page 6-4 Strike “disguised at the top as a pine tree” from 6.04 B 4 (d) (iv)
- Page 6-8 Strike “4904” from 6.06 as chapter does not exist—determine if it should be 4905.
- Page 7-2 Strike “per one (1) dwelling unit” from end of 7.03 G 6
- Page 7-2 Change 7.03 H Article 7 to 4
- Page 7-5 Change 7.06 E Section 20.09 to 20.10
- Page 8-2 Change 8.02 G Article 7 to 4
- Page 8-6 Change 8.03 G Section 21.02 to 20.04
- Page 10-3 Change 10.06 F Section 20.02 to 20.04
- Page 10-3 Change 10.06 G Section 20.09 to 20.10
- Page 10-3 Change 10.06 O Section 20.09 to 20.10
- Page 11-3 Change 11.06 F Section 20.02 to 20.04
- Page 11-3 Change 11.06 G Section 20.09 to 20.10
- Page 11-3 Change 11.06 O Section 20.09 to 20.10
- Page 12-4 Change 12.06 B Section 20.02 to 20.04
- Page 15-3 Change 15.06 D Section 20.02 to 20.04

Page 15-4 Change 15.06 F Section 20.09 to 20.10
Page 16-5 Change 16.07 C Section 20.09 to 20.10
Page 16-5 Change 16.07 K Section 20.02 to 20.04
Page 17-4 Change 17.06 B Section 20.02 to 20.04
Page 18-2 Change 18.07 F Section 20.09 to 20.10
Page 18-3 Change 18.07 J Section 21.02 to 20.04
Page 19-1 Change 19.05 B Section 20.02 to 20.04
Page 20-3 Change 20.03 B Section 21.03 to 20.03
Page 21-3 Change 21.04 L Section 20.16 to 20.17
Page 23-1 Strike Section 23.05 & 23.06 then leave the sections blank—do not renumber section as may impact other section references throughout the resolution that refer to other parts of the section.

Page 6-2--Create 6.02 E-Agritourism to state: For the purposes of this section “Agritourism” means an agriculturally-related educational, entertainment, historical, cultural or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity within a Farm composed of tracts, lots or parcels totaling not less than ten acres currently engaged in agricultural production. In an effort to protect the public health and safety of residents and visitors to an Agritourism activity, the following must be provided:

- 1.) Safe and adequate ingress and egress must be maintained at all times.
- 2.) Any structures used primarily for Agritourism must meet the setbacks of the applicable zoning district and shall not exceed thirty-five (35) feet in height. All structures intended for public use shall conform to all applicable regulations for such buildings by the Delaware County Code Compliance Office.
- 3.) All parking demands created by the activity shall be met off the street and shall not be located any closer to the street than the required setback line.
- 4.) Waste materials, solid or liquid, shall not be created on or imported onto the premises at a level that creates a burden on adjoining property. Permanent or temporary sanitary waste disposal shall be provided as regulated by the Delaware General Health District or Sanitary Engineer.

Members discuss the need for development standards for ingress/egress and parking approved by the appropriate roadway authority, and directed staff to seek guidance from the Delaware Regional Planning Office.

Page 7-2 & 15-1--Create 7.03 N and 15.03 J-Permitted Uses to state: Outdoor storage/parking of trailers of any type, boats, motor homes, recreational vehicles and buses is permitted. No more than four (4) total units may be stored/parked which are visible from adjoining properties or roadways. Additional units must be screened from view as specified in Section 7.05 B. Same changes need made in Articles 10, 11, 12, 16, 17 & 18.

Page 7-4 & 15-3--Change 7.05 B and 15.05 B-Prohibited Uses to state: Outdoor storage of trailers, boats, motor homes, recreational vehicles and buses **over** four (4) total units may be permitted if entirely screened (from view) from adjoining properties or roadways by means of a building or fencing (minimum height 6’) if such building or fencing is otherwise permissible

under the provisions of this Resolution which are applicable to this District. Junk motor vehicles will be addressed outside this Resolution under the authority of the Board of Trustees granted by the Ohio Revised Code. Same changes need made in Articles 10, 11, 12, 16, 17 & 18.

Page 7-4 & 15-3--Strike the second, one sentence paragraph in 7.05 B and 15.05 B. Same changes need made in Articles 10, 11, 12, 16, 17 & 18.

ZONING REPORT:

Zoning Inspector Talbott highlighted several items in the November/December 2016 and January 2017 Trustee Reports *referenced as Item 1* including number and type of zoning certificates issued along with a recap of 2016 Zoning Office Activity. Members discussed a November 2016 Columbus Dispatch solar panel article *referenced as Item 2* and were advised that the Regional Planning Office had been asked to investigate possible model code language for potential updating of the Zoning Resolution. A number of newspaper articles from The Delaware Gazette, ThisWeek Delaware, Columbus Dispatch and Our Ohio (Ohio Farm Bureau) from 01-27-16 to 02-01-17 were distributed for Member information *referenced as Item 3* including pertinent issues facing Kingston and other townships in the county.

FOLLOW UP ITEMS:

- Ask Trustees to extend the moratorium regarding changes to 7.05 (B) for an additional 6 months from April 2017 through September 2017. On April 6, 2016 the Trustees established the moratorium for one year.
- Ask the Regional Planning Office to clarify 7.03 (G) “occupant” designation vs. 7.04 (A) “resident” designation, the changes and questions listed above and seek informal comments regarding proposed changes.

ADJOURNMENT:

With no further business for discussion, Member Grove made a motion for adjournment. The motion was seconded by Member Giffin and was approved unanimously.

TIME: 8:30 PM

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.