

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: November 8, 2017

DATE: August 9, 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		NO	X
WHITE, ALT.	YES		NO	X
TALBOTT	YES	X	NO	
STITES	YES		NO	X

APPROVAL OF MINUTES:

Chairman Filbert asked members if they had any comments or corrections regarding the May 10, 2017 Meeting Minutes. After discussion, Member Grove made a motion to approve the Meeting Minutes. The motion was seconded by Vice-Chair Strohm and was unanimously approved.

Chairman Filbert then asked members if they had any comments or corrections regarding the June 7, 2017 Public Hearing Minutes. After discussion, Vice-Chair Strohm made a motion to approve the Meeting Minutes. The motion was seconded by Member Giffin and was unanimously approved.

PUBLIC INPUT/COMMENT: None

OLD BUSINESS:

Zoning Inspector Talbott informed Members that the Zoning Resolution Text Amendments were approved by the Trustees on August 1, 2017, and will become effective on September 1, 2017.

NEW BUSINESS:

Nationwide Realty Investors made a presentation of the Northstar PRD project status and proposed Minor Amendments to the approved Final Development Plan. Present from Nationwide were Derek Rodgers, Samantha Grieser, Kristen McVay and Nationwide Attorney David Fisher of Kephart Fisher LLC. Aric Hochstettler of Delaware County Prosecutor's Office was in attendance for the Zoning Commission.

Mr. Rodgers gave an update on the overall Northstar project status including ongoing Wilson Rd. widening and repaving. Mr. Rodgers indicated that Wilson Rd. would re-open no later than mid-September, with possibility to re-open sooner. Also discussed was preliminary timeline for platting of the Bluestem portion of project in Kingston Township.

Nationwide informed Members that they are internally discussing some potential Major Changes to the Approved Plan in the future. Nationwide indicated that their ideas are only conceptual at this time.

Nationwide presented a table of what they considered to be Minor Changes to the Approved Final Development Plan Architectural Standards. These consist of 11 items as outlined in the attached table “Kingston Township Development and Architectural Standards” dated 05-18-17 *referenced as Item 1.*

After discussions of each item, Jim Grove made a motion to approve the changes as outlined in column 3 of the table. Vice-Chair Strohm seconded the motion. The motion to approve was unanimously approved by the Commission.

ZONING REPORT:

Zoning Inspector Talbott highlighted several items in the May, June and July, 2017 Trustee Reports *referenced as Item 2* including number and type of zoning certificates issued and several complaints received by the Zoning Office. A number of newspaper articles from The Delaware Gazette and ThisWeek Community News from 05-12-17 to 08-01-17 were distributed for Member information *referenced as Item 3* including pertinent issues facing Kingston and other townships in the county.

FOLLOW UP ITEMS:

Assistant County Prosecutor Aric Hochstettler agreed to coordinate with Northstar Attorney David Fisher and prepare a Resolution to approve minor changes to the Final Development Plan for the Northstar Golf Resort Development.

Derek Rogers was to research and respond to a question posed by Member Grove regarding public use of the pathway network within the Northstar by the public using the future township hall and park site.

ADJOURNMENT:

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

TIME: 8:10 PM

SUMBITTED BY:

Recorded and submitted by Bob Talbott, Zoning Inspector.