

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

DATE: **May 16, 2007**

APPROVAL DATE: **June 20, 2007**

LOCATION: Kingston Township Hall

TIME CALLED TO ORDER: 7:00 PM

MEMBERS PRESENT:	(CHECK ONE)	
BURRELL	YES X	NO
AKERS	YES X	NO
GROVE	YES X	NO
COPE	YES X	NO
HARSANY	YES X	NO
DEAVERS	YES	NO X
TALBOTT	YES X	NO
STITES	YES X	NO

BZA MEMBERS PRESENT: None

PUBLIC PRESENT: Rose Marie Swagler

PUBLIC INPUT/COMMENT: Ms. Swagler asked the Commission if each resident of the Township had been sent a copy of the 05-09-07 Trustees Letter concerning the PRD Hearing. Chairperson Burrell informed her that the document was mailed to 945 households along with e-mail distribution, the same distribution as the newsletter.

APPROVAL OF MINUTES: A motion to approve March 22, 2007 and April 18, 2007 Meeting Minutes was made by Harsany, seconded by Akers and approved unanimously.

PRD AMENDMENT UPDATE: Zoning Secretary Stites informed the Commission that the final, revised PRD Amendment and Motion to Adopt had been hand delivered to each Trustee on 05-13-07 consistent with directions found within the Motion. A copy of the Trustees Letter to the Township Residents dated 05-09-07 was provided to the Commission. *Copies of each document are attached.*

ZONING OFFICE REPORT:

Personnel Update—Zoning Inspector Talbott informed the Commission that the Trustees had approved a 4-6 month leave of absence for him to pursue his consulting business. He advised that he will continue to work on an as needed basis handling matters related to NorthStar and The Pastures at Blue Church, and that Secretary Stites will handle both routine secretary and inspection matters until his return. Secretary Stites was temporarily promoted to Zoning Secretary/Assistant Zoning Inspector by the Trustees on 05-07-07.

Significant Plants—Secretary Stites provided the Commission copies of documents showing significant plants located within the Township as recorded in the official Heritage Database maintained by the Department of Natural Resources, Division of Natural Areas and Preserves.

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According to the database, there are no endangered plant species known to exist; however, one threatened and several potentially threatened species exist in the northwest corner of the Township along Alum Creek.

Copies of several news articles, a zoning training opportunity and the April Zoning Report presented to the Trustees were distributed to the Commission. *Copies attached.*

Members Burrell, Harsany and Grove discussed, with Zoning Inspector Talbott, a Conditional Use Permit for Jerry Watt, Excel Plumbing, approved by the Board of Zoning Appeal (BZA) in April 2007. Talbott informed the Commission that, based upon the zoning code and the circumstances surrounding the application, the BZA felt conditional use was warranted. Commission members expressed their opinion that it was important to look at requests from a township-wide perspective and ensure consistency in evaluating “commercial” activity requests. Inspector Talbott encouraged the Commission to talk to BZA members should they require further information concerning the decision.

The Pastures at Blue Church Update—Zoning Inspector Talbott informed the Commission that a Rezoning Application for The Pastures at Blue Church had been submitted on 05-04-07 by the Robert Weiler Company, and that the matter was being discussed with Zoning Attorney O’Reilly. He reminded the Commission that Skip Weiler had attended the 04-13-07 Trustees Meeting and informed those in attendance that he was perfectly happy to develop the site Farm Residential. He reiterated that the Moratorium restricting PRD applications is still in place. An official response to Applicant Robert Weiler was anticipated to be sent on 05-18-07.

OLD BUSINESS:

Infrastructure Study—Zoning Inspector Talbott informed the Commission that he was in the process of securing consultant price quotations to perform an infrastructure study. This matter had been previously presented to the Trustees in January 2007, but no action was taken due to the lack of three quotes. The purpose of the study will be to assess the existing infrastructure conditions within the Township (roadways, utilities, safety services, etc.) and determine the impacts and costs associated with development as growth continues.

NorthStar—Zoning Inspector Talbott discussed the review status of the Final Plan (4th Submission) for the NorthStar Development. He and Consultant Jeff Strung, EMH&T, have resolved all issues except for two; specifically, a discrepancy in the number of acres of open space (275 vs. 300 acres) and the location of a Delco water tower. He informed the Commission that the developer is in the process of preparing a deed for the 25 acres that will accommodate the future Township Hall, and has the transfer of the property positioned as part of the Phase 2 work. He advised that entrance signs proposed by the developer do not meet the current zoning code; however, the signs are well done and should be considered as part of the final plan approval by the Zoning Commission and the Trustees. The administrative approval will not require further public hearings by either body.

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NEW BUSINESS:

May 21st Trustee PRD Public Hearing Preparation—After considerable discussion, the Commission decided that Chairperson Burrell would make introductions, Member Harsany would make the general presentation and Member Deavers would cover the density formula section. Topics of the presentation considered included deficiencies in the existing PRD, density neutral concept, density formula vs. yield plan, enhancements of the proposed PRD code changes to protect open space and the rural character of the Township, Delaware County Regional Planning recommendations, and others. Member Harsany advised that he would prepare draft comments for review by the Commission.

REGIONAL PLANNING UPDATE: None

FOLLOW UP ITEMS: None

ADJOURNMENT:

MOTION: A motion to adjourn was made by Cope, seconded by Grove and approved unanimously.

TIME: 8:40PM

SUBMITTED BY: Secretary Stites