

**KINGSTON TOWNSHIP ZONING COMMISSION
9899 STATE ROUTE 521
SUNBURY, OHIO 43074**

SPECIAL MEETING MINUTES—March 13, 2007

**AMENDED/FINAL
APPROVED: 03-22-07**

Called To Order: 7:10PM

Members In Attendance:

Jeanna Burrell, Chairperson
Dewey Akers
James Grove
Craig Cope
Doug Harsany
Bob Talbott, Zoning Inspector
Dave Stites, Zoning Secretary
Jim Martin, BZA
Tracy Trout, BZA

Members Absent:

Maribeth Deavers, Alternate

Public Present:

Rose Marie Swagler

Approval Of Minutes: None

General Motions:

Motion to cancel the regularly scheduled Commission Meeting on March 21, 2007 due to member absences made by Cope and seconded by Akers—approved unanimously.

Motion for continuation of the special Commission meeting held on March 13, 2007 to March 22, 2007, 7:00PM, Township Hall made by Cope and seconded by Harsany—approved unanimously.

Old Business:

Continued further discussions regarding the draft Article 8, Planned Residential Development, Kingston Township Zoning Resolution prepared by Tom Bowlus of Poggemeyer Design Group.

Consultant Bowlus participated in the meeting via speakerphone.

Draft language was discussed by page. At the end of each topic, Bowlus revised language by topic per commission instructions. The following represents a general overview only of commission/consultant dialog:

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Page 1—Discussed yield plan.

Page 3—Discussed conditional use, home occupation and screening.

Page 4—Deleted private aircraft landing field section and redefined group homes.

Page 5—Discussed lighting fixtures.

Page 6—Discussed maximum residential density.

Page 7/8—Discussed lot requirements: added language to restrict multiple dwellings; established a 15' side yard setback each side, 80' rear yard setback, and 35' front yard setback; maximum lot proportion ratio depth to width set at 3-1; and revised the minimum lot width to be 100' at the building line.

Page 8—Discussed front load vs. side load garages with no resolution.

Page 9—Revised language to improve for bicycle and pedestrian safety.

Page 10—Discussed conservation of riparian buffer areas and added language defining the areas along water courses as the high water mark.

Page 11—Enhanced language concerning designated water course crossings.

Page 12—Expanded designated wetland “no disturb zone” from 20' to 35'.

Page 13—Incorporated same riparian buffer zone language from Page 10 and amended language to further protect woodlands and hedge rows.

Page 14—Added “reservoirs” to existing language regarding lakes and ponds, and restricted water towers from occupying open space.

Page 15—Added pedestrian safety language, clarified who could administer dedicated open space and enhanced language regarding use of dedicated open space to restrict “structures necessary for the development of the subdivision” such as water towers, sanitary lift stations, etc.

Page 18—Added language to strongly encourage “pre-consultation meetings” between developers and the township zoning department.

Page 19—Added “structure density” as an item for early agreement in the review process.

Page 20—Defined term “recent” as within the last 2 years, expanded the adjacent resident notification distance to 1000', and modified the existing language to require developers to show internal and external roadways within 1000' of a planned residential development perimeter.

Page 21—Added language to differentiate types of streams, classes of wetlands and the type of base map to be used.

Page 23—Added requirement for a traffic impact study as approved by the Delaware County Engineer. Also clarified setback language as redefined on Pages 7/8 for document consistency and clarified the number and type of submittals necessary for the final development plan application (for this section of the document as well as Page 19).

Page 27—Replace the term “PUD” with “PRD”.

Definitions--Additional discussion included language to help protect underground aquifers, listed agriculture as an acceptable use of open space, and clarified the difference between residential swimming pools and those pool complexes open to members and/or the general public.

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Consultant Bowlus was to make the final revisions to the document and forward via e-mail attachment to the Commission and Zoning Department by Friday morning, March 16th.

New Business: None

Follow Up Items:

The Commission decided to table discussions concerning front load vs. side load garages until the next time that the entire zoning resolution is revised.

Adjournment: 10:20PM

Motion to adjourn made by Cope and seconded by Akers—approved unanimously.

Submitted By: Dave Stites, Zoning Secretary