



Kingston Township

March 2007

News

Comments from Chairman Bill Shively

Hello everyone! I hope by the time you receive this newsletter, the temperature outside is at least 32 degrees or warmer. It's been cold! The famous groundhog "Buckeye Chuck" predicts an early spring. He is more than 70 percent right with his predictions. Let's hope he is right this year.

The township roads were in great shape during the recent snow storm. I received a call from a resident who said our roads were the best in the county. I want to thank Road Superintendent Ed Moore for keeping the township roads safe and clear.

The trustees held the regular February meeting on the 12th. The trustees received a letter from The Delaware County Prosecutor's Office that said we should not put in place a moratorium on planned residential developments because the Ohio Revised Code states that township trustees do not have the authority and we do not have a crisis or shortage of infrastructure jeopardizing the health and safety of the general public. Example: lack of sewer plant capacity or water shortage, etc. The trustees are working to see if this can still be done or not.

The township will be announcing the date for the second annual clean-up day. The trustees will work with Buckeye Valley Waste to make final plans for this event.

If you have a question or concern, please call 740-524-2612.

Zoning News

Poggemeyer Design Group (PDG) is currently reviewing the final plan application for NorthStar.

The trustees approved a six-month moratorium in January which lasts through July 4. This was approved based upon the advice of Township Zoning Attorney Michael O'Reilly, Township Zoning Consultant PDG, and an Ohio Attorney General's Office opinion for Violet Township. The moratorium is for Planned Residence District (PRD) rezonings only and does not affect any new or proposed developments already rezoned or under current FR-1 regulations. There are currently

no PRD rezoning applications submitted to or under review by the township. During the moratorium, the Zoning Commission is revising the PRD chapter.

The Zoning Commission discussed various methods available for adopting PRDs and opted to stay with the floating PRD as it currently is structured. This requires rezoning with the right to referendum.

The commission then reviewed various methods for determining density in a PRD. They looked at yield plans and formulas. They opted to explore the Estimated Effective Net Density Formula. This formula deletes non-buildable areas such as right-of-ways, infrastructure, wetlands, water bodies, and prime conservation areas and allows building on land leftover. This achieves the residents' stated goal of preserving natural areas in the township and forwards the commission's goal of encouraging conservation design.

An example would be a total site area (TSA) of 100 acres.

- A = Subtract any existing or proposed area to be used for nonresidential purposes.
- B = Subtract any existing public right-of-way (RoW).
- C = Subtract any non-buildable areas such as floodways, Category 3 wetlands, existing water bodies, and land subject to existing utility or conservation easements which exceed the required PRD open space requirement (50 percent land set aside).
- Minimum Density (MD) = 1.95 acres per unit.
- 20% is a uniform adjustment applied for proposed roads and inefficiencies in lot layouts.

The formula would be: Allowed units = ((TSA - A - B - C) x 80%) / MD. For example, on a 100-acre residential development site which includes three acres of existing right-of-way and environmental non-buildable limitations on 65% of the development site, first solve the "C" variable by calculating the acreage of the non-buildable land which exceed the required PRD open space [(65% x 100 acres = 65 acres) - (50% open space requirement x 100 acres = 50 acres) = 15 acres of non-buildable acres.] Then it can be calculated that the "estimated effective net density" of this PRD would allow a maximum of 34 units:

Kingston Township Meetings

Township Hall, 9899 St. Rt. 521, Rt. 521 & Carter's Corner Rd.

Trustees

First Mondays
7:30 p.m.

March 5

April 2

Zoning Commission

3rd Wednesdays
7:00 p.m.

Feb. 22
(NEW DATE!)

Guest PDG

March 21

Trash Days

Regular
Thursday
Pick Ups

February-May

100 acres (TSA)
 - 0 nonresidential acres (A)
 - 3 RoW acres (B)
 - 15 excess buildable acres (C)
 82 acres
 x 80%
 65.6 acres
 / 1.95 acres
 33.6 or
 34 units allowed.

The Zoning Commission is reviewing a revised PRD chapter that utilizes this formula. It also designates areas to be preserved prior to laying out the housing lots.

In February, the Zoning Commission hopes to finalize this chapter and move forward toward having hearings on the zoning resolution changes. The February meeting has been moved from Feb. 21 to Feb. 22 due to the Delaware County Regional Planning Commission changing its meeting date to Feb. 21.

Zoning Positions Open

Due to the trustees changing their February meeting date, all interested parties were not able to be at the meeting for interviews. So, interviews will take place in March, also. Anyone interested in the open positions of zoning secretary, Zoning Commission member, and Board of Zoning Appeals member, should contact Fiscal Officer Greg Roy.

Heat Homes Safely

- State Fire Marshal Stephen K. Woltz encourages senior citizens to:
- Install a smoke detector on each level of your home and in each bedroom.
 - Check your smoke detectors monthly and change the batteries at least twice a year. Caregivers are encouraged to check detectors for those who are unable to do it by themselves.
 - Make a fire escape plan for your home and know two ways out of the home.
 - Make any necessary accommodations, such as providing exit ramps and widening of doorways to facilitate an emergency escape.
 - Speak to your family members, building manager, or neighbors about your fire safety plan and practice it with them.
 - Ask emergency providers to keep your special needs information on file.
 - If you live in a multi-story home, make arrangements to sleep on the ground floor, if possible, or near an exit.
 - Never smoke in bed or near an open oxygen source, gas stove, or other flammable object.
 - When cooking, don't leave pots and pans unattended. Use a timer to remind you of food in the oven. Avoid wearing loose clothing or dangling sleeves while cooking.
 - Don't overload electrical outlets or extension cords.
- "Addressing fire safety issues and concerns before an emergency is essential," said Marshal Woltz. "It can mean the difference between life and death."

E-mail Newsletter

Add your name to our newsletter e-mail list for a full color copy in a .pdf format that you can launch with Acrobat Reader (downloadable free from www.adobe.com). Just e-mail your name and mailing address to burrellj@juno.com.

Who To Call

(740 Area Code)

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NEWSLETTER

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Ed Moore

TRASH & RECYCLING

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ZONING

Robert Talbott 524-0290

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Recycle Bin, 2nd Thursdays for 1 week, Twp. Maintenance Bldg., Blue Church Rd.

PRRST STD
 U.S. POSTAGE
 PAID
 SUNBURY OH
 PERMIT NO. 12

Kingston Township Trustees
 c/o Greg Roy
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 Sunbury, OH 43074