



# Kingston Township

## News

May 2007

### Comments from Chairman Bill Shively

Hello Everyone! I know many of you are ready to get outside and enjoy some nice weather. This spring has been one of the coldest I can remember. I hope some warmer, drier days are in the forecast ahead!

At the April 13th regular township trustees meeting, we heard residents concerned about the 600 acre proposed development on Wilson and Rosecrans roads. The Kingston Township Zoning Commission turned down a plan that would have preserved 300 acres of open space for a current Farm-Residential zoning of one house per 2 acres that would not preserve 300 acres and would require the developer to build on most of the 600+ acres. The residents wanted reasons why the Zoning Commission turned down the 300 acres open space plan for the Farm-Residential 2 acre lot plan. The application was withdrawn after the Zoning Commission vote, so the trustees never had a chance to hear this rezoning case. We will keep you informed at any new changes on this development.

The Kingston Township Zoning Commission is also recommending a change to the PRD zoning text. The trustees have scheduled a public hearing on the proposed changes for May 21st at 7 p.m. The location of the meeting will be announced in the local newspaper.

The trustee have set the date for this year's clean up day. It will be Saturday, June 16th. Buckeye Valley Waste and the trustees will help residents with their items all day. This service is free, but we will accept donations to help offset the cost.

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

### Zoning News

The Kingston Zoning Commission (KZC) has revised the Planned Residence District (PRD) and Definitions chapters of the township's zoning resolution. You may review the chapters' changes at <http://www.poggemeyer.com/zoning/kingstontwp/> or contact the zoning office for a hard copy.

The KZC held a public hearing on the revisions during their regular meeting time on April 18. Tom Bowlus, professional planner

from Poggemeyer Design Group, made a presentation about the revisions.

The KZC has gathered input from residents for years at various hearings, meetings, and master planning sessions. Some residents would like large lots only while others prefer clustering in order to preserve open space. Some people want no more development and others believe you can't stop the development. Residents have been consistent in saying they value the natural and agricultural open areas of the township and don't want city style developments that are clustered on less than 1/2 acre lots. Most residents have embraced the "density neutral" concept which allows the same density in the Farm Residence District (FR1) as in the PRD.

With all of this input; what we've learned about conservation design; and our experience with the shortcomings in our existing code, the KZC drafted a new PRD. It still sets aside 50% of the land in open space but specifies the quality and preference of the that land. Developers can save money on infrastructure by clustering homes on 1 acre lots down to as small as 1/2 acre lots. Planners and developers tell us that these lots sell faster and for more money than typical two-acre lots. So, the KZC hopes this district will encourage developers to choose the PRD over the FR1. The formula for calculation has been used nationally and results in approximately the same density for FR1 as PRD. So, if you build the same number of home, with less infrastructure costs, and higher selling lots, it encourages use of the PRD and the township gains by preserving open space.

The Delaware County Regional Planning Commission (DCRPC) will offer its recommendations on the new language on April 26. The KZC's hearing will continue at 7 p.m. on May 4 at the township hall to consider those recommendations and weigh the public input received on April 18. They will forward a recommendation to the Trustees who have scheduled a public hearing for 7 p.m., May 21 at a location to be announced.

A few residents attended the April trustees meeting concerned about the reasons the Pastures at Blue Church application was recommended for denial by the KZC last November. The application was deficient; did not meet our code; the developer did not

### Kingston Township Meetings

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

### Trustees First Mondays 7:30 p.m.

May 7

June 4

### Zoning Commission 3rd Wednesdays

7:00 p.m.

May 16

June 20

### PRD Hearings

7:00 p.m.

May 4 - KZC

Twp. Hall

May 21 - Trustees

Location TBA

### Trash Days

Thursdays: May 3, 10, 17 & 24

Fri. - June 1

make commitments needed in writing; and the developer did not commit to address DCRPC's conditions. The application was subsequently withdrawn by the developer prior to trustees' action on the plan. Developer Skip Weiler told the trustees on April 13 that he was prepared to move forward with 251 houses in FR1. With the PRD saving infrastructure costs, the developer should be able to build those same 251 homes in a PRD to meet our zoning code and still set aside more than 300 acres of open space.

In other Zoning News, the Board of Zoning Appeals held a public hearing on April 17 and granted a conditional approval to Excel Plumbing, St. Rt. 521, for a Conditional Use Permit.

## Knox-Box Rapid Entry Systems

The Porter Kingston Fire District is implementing the Knox-Box Rapid Entry System. The fire district would like residents to consider installing the boxes which allow the fire department to gain entry to residences without damaging property. The boxes include building entrance keys, electronic access cards, and vital emergency information. A master key is kept locked in each Fire District emergency vehicle.

The boxes are recommended for residents' who have gated driveways or medic alert buttons. You might also consider a box in case you are unconscious or away on vacation.

The Fire Department will make

every effort not to damage property, but for residents' safety they will forcibly enter a residence if necessary. Boxes are available starting at \$139. For literature, contact the Fire Department at 740-524-5050 or visit [www.knoxbox.com](http://www.knoxbox.com).

## Twp. Clean-up Day

The Kingston Township Clean-up Day will be June 16, 8 a.m.-4 p.m. at the township maintenance building at the Blue Church Cemetery. Buckeye Valley Waste will provide dumpsters and volunteers are needed to help residents unload items. No paint or hazardous waste can be accepted.

## Library Events

These events will be at the Community Library, 44 Burrer Drive, Sunbury:

- Knit & Crochet Group – second Thursdays, May 10, 2:30-4:30 p.m.
- Wednesday Evening Knitters every Wednesday, 7-8 p.m.
- Perennial Plant Exchange – Trade your extra potted perennials, May 19, 10 a.m.
- New adult blog, “Books and Beyond” on the web site’s home page on the adult tab.

For information, contact Community Library at 740-965-3901 or visit the website at <http://community.lib.oh.us>.

## New E-mail for Newsletter

We have a new e-mail address for the newsletter. Please be sure to revise your address book and from

[burrellj@juno.com](mailto:burrellj@juno.com) to the new address: [kingstonnews@embarqmail.com](mailto:kingstonnews@embarqmail.com).

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](http://www.adobe.com)). Just e-mail your name and mailing address to [kingstonnews@embarqmail.com](mailto:kingstonnews@embarqmail.com).

## Who To Call

(740 Area Code)

### TRUSTEES

**Bill Shively, Ch.** 524-2612

e-mail: [ShivelyFarms@aol.com](mailto:ShivelyFarms@aol.com)

**Dan Basham, Vice-Ch.** 524-8861

Cell 614-397-1530

e-mail: [Basham007@aol.com](mailto:Basham007@aol.com)

**John Fink, Ch.** 524-0283

e-mail: [finkkt@hotmail.com](mailto:finkkt@hotmail.com)

### Porter Kingston Fire District

**Emergency** 911

**Business** 740-524-5050

e-mail: [PKFD@rrohio.com](mailto:PKFD@rrohio.com)

web: [www.PKFD.org](http://www.PKFD.org)

### FISCAL OFFICER

**Greg Roy** 524-8591

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### NEWSLETTER

Editor

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**Jeanna Burrell** 965-1914

### ROADS

**Twp. Maintenance** 524-1039

**Ed Moore**

### TRASH & RECYCLING

**Buckeye Valley** 866-204-0060

e-mail: [bvwaste@alltel.net](mailto:bvwaste@alltel.net)

### ZONING

**Robert Talbott** 524-0290

Fax 524-5304

e-mail: [kingston@midohio.net](mailto:kingston@midohio.net)

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

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PERMIT NO. 12

Kingston Township Trustees  
c/o Greg Roy  
7295 Blue Church Rd.  
Sunbury, OH 43074