



# News

## September 2014

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[www.kingstontwp.org](http://www.kingstontwp.org)

### Chairman's Chat – By Bill Shively

Hello Everyone! It's hard to believe the children are back in school and the Delaware County Fair is just weeks away. The new township hall bond issue will be on the November ballot for your vote. The township trustees are asking for your approval to construct a new township hall at a cost of \$1.5 million financed over a 30-year period. The new building will feature abundant lighted parking, a large meeting hall, zoning and township offices, a kitchen, and storage rooms. It will be built on 25 acres of land on Carter's Corner Road one mile south of State Route 521. This land is part of the 140 acres of farmland that was donated to the township by NorthStar. The Board of Elections decided that the current township hall did not have proper electric outlets and facilities to meet its standards. It also has very limited parking space and only one restroom.

The proposed new township hall will be part of a planned new community park and recreation area that will feature a pavilion, bike and walking trails, picnic areas, and more. The township trustees will have an open house for everyone to see this beautiful part of Kingston Township. Watch for more details.

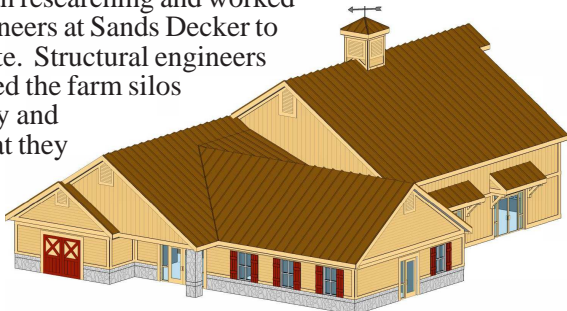
Road work continues throughout the area. Please use caution in the work zones. State Route 521 at the curve by Kilbourne is complete and open. The Berkshire Road rebuild is nearing completion. The I-71 north bound lanes widening and total rebuild is in its final phase. The Wilson Road tar and chip seal with new line stripes turned out very nice!

I want to wish all Delaware County Fair participants good luck with their projects! If you have a question or concern, please call me at 740-272-3668.

### Township Hall and Park

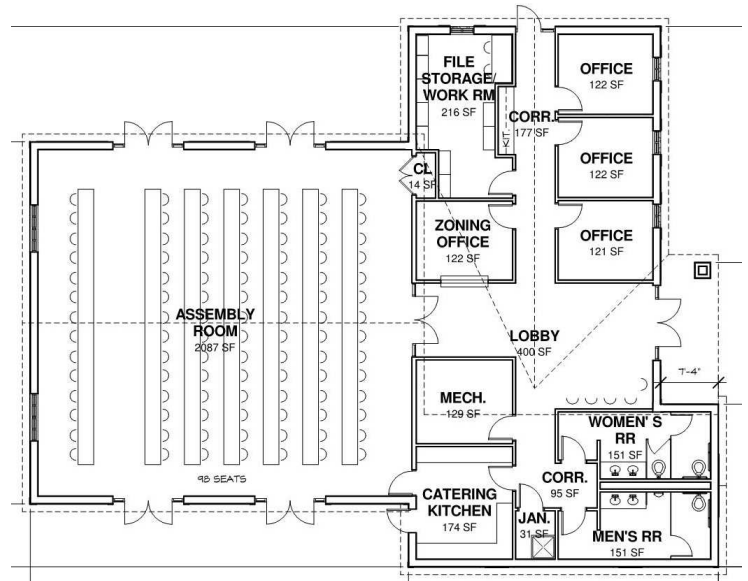
The process for building a new township hall requires numerous steps. In 2013, the trustees asked for volunteers to serve on a Township Hall and Park Planning Committee. The trustees also requested qualifications from architectural firms. They interviewed those interested and chose Schorr Architects from Dublin. Tony Schorr began meeting with our volunteers in January 2014. The group discussed what they thought the township would need long-term in a township hall and park.

Schorr began researching and worked with civil engineers at Sands Decker to evaluate the site. Structural engineers SMBH assessed the farm silos on the property and determined that they were in good condition and could be saved. Schorr also worked



with land planner Mark Kline from MKSK to develop a master plan for the site.

Schorr brought a draft of the space needs and recommended square footage to the planning committee. It was reviewed and revised several times before Schorr began drafting a building layout with an exterior design reflecting the township's agricultural heritage. After discussions with the committee, a site was selected for the building and a draft site master plan was developed. The committee offered feedback to fine tune the plans. After revisions, a plan was taken to the trustees for input and feedback.



Further revisions were made and materials were discussed in order to develop preliminary costs. The trustees felt the preliminary \$2 million price tag was too high so further revisions were made. Meetings were held with NorthStar developer Nationwide Realty to discuss their commitments to the project. Items that Nationwide will pay for, such as the septic system and entrance driveway, were removed from cost estimates. Land clearing and longer term projects that the township could do on its own or might occur later also were removed from the cost estimates. The building's meeting room was reduced in size with the thought that if the township population outgrew the building, it could be added onto later. All of this reduced the township hall price tag to \$1.5 million.

The proposed township hall will include meeting space for 100 and four offices. Trustees hope to return our polling place to the township. There will be paved Americans with Disabilities Act (ADA) parking spots and a gravel parking lot.

In July, the trustees voted to declare it necessary to issue \$1.5 million in bonds to build a new township hall and related improvements. The resolution requested the Delaware County

Auditor to formally certify the amount of taxes necessary to pay for the project. That amount is 1.4 mills or \$.14 for each \$100 of tax valuation.

In August, the trustees moved forward with a resolution to proceed with placing the bond issue on the November 4 ballot. "I think it's time for the voters to speak and tell us if this plan is what they want," said Trustees Chairman Bill Shively.

The bonds would be issued at an average interest rate of 5.2 percent for no more than 30 years. It would cost approximately \$97 per year for a property valued at \$200,000. As more homes are built in the township, the cost per property owner should decrease and the township can pay off the financing early, if conditions allow.

## July Zoning Report

### Permits

Two permits were issued in July; one for a new build home on Kilbourne Road and one for an accessory structure on Clark Road.

### Complaints

The office received a complaint about a trailer parked in a front yard. They notified the owner after 14 days as the code requires. The owner moved the trailer to the back yard behind fencing and a hedgerow. The neighbor is still not satisfied.

The office received two complaints about a property on Todd Street with several trailers in the yard, a potential junk vehicle, and debris lying around the yard. A letter was sent to the owner asking for voluntary compliance.

### Miscellaneous

The zoning staff is working with a property owner at 3880 Blue Church Road who began building an accessory building to replace a previous pole barn. The new building is too close to the road and will require a BZA variance hearing or relocation to meet setback requirements. The hearing is scheduled for 7 p.m., August 26, at the Township Hall.

Zoning staff spoke with a resident in the process of purchasing 27 acres at 8837 Twigg-Hupp (the Basham Retreat trailer camping area). The resident applied for a conditional use permit to continue operating the camp. The hearing is scheduled for 7 p.m., August 26, at the Township Hall.

Zoning staff attended a Delaware County Regional Planning Commission technical review meeting for NorthStar Section 1, Phase E that includes 64 total lots with 37 lots in Kingston Township. The developer estimates they are approximately one year from the start of construction. The Building Industry Association's 2015 Parade of Homes will be at Northstar.

## Strohm Reappointed to Zoning

Dick Strohm was reappointed to the Zoning Commission. His five-year term will run from August 2014 to August 2019. Strohm is a retired financial planner and a Viet Nam veteran. He and his wife have lived in Delaware County for two decades. He enjoys golf, fishing, gardening, and spending time with his grandchildren. He was appointed as an alternate to the Zoning Commission in July 2011 and became a regular commission member in November 2011.

## BZA & Zoning Vacancies

We could use your help! If you would like to serve your township, we need people to serve on our zoning boards.

The Kingston Township Board of Trustees will appoint one alternate position on the Kingston Township Board of Zoning Appeals (BZA) to fill an existing term that runs through December 2015. The BZA meets on an as-needed basis hearing variance requests, appeals of orders issued by the

zoning inspector, conditional use requests, and revocation of authorized variances and conditional zoning certificates.

The trustees will also appoint one alternate position on the Kingston Township Zoning Commission to fill an existing term that expires in August 2015 and has voting rights in the absence of a member.

The Zoning Commission currently meets on a quarterly basis and deals with matters related to the Kingston Township Zoning Resolution, the Kingston Township Comprehensive Plan/Zoning District Map, and other duties as defined within Chapter 519 of the Ohio Revised Code.

Interested township residents should submit a letter of interest and a resume to the Kingston Township Zoning Office, 9899 State Route 521, Sunbury, Ohio 43074 or by email to [zoning@kingstontwp.org](mailto:zoning@kingstontwp.org).

This posting will remain open until the positions are filled. Applicants will be interviewed by the Board of Trustees during their monthly meeting on September 2, 7 p.m., at the Kingston Township Hall. Applicants must be present to be considered for the position. Please contact the Zoning Office at 740-524-0290 with questions or visit <http://www.kingstontwp.org/Notices.htm>.

## Sign up For Our Newsletter

Contact us at [kingstonnews@embarqmail.com](mailto:kingstonnews@embarqmail.com) to have the newsletter emailed directly to you. If you would like a mailed copy, contact the Kingston Township office at 9899 State Route 521, Sunbury, Ohio 43074, 740-524-0290 or by email to [zoning@kingstontwp.org](mailto:zoning@kingstontwp.org).

## Who To Call (740 Area Code)

### TRUSTEES

**Bill Shively, Ch: 272-3668,** 8760 SR 521, Sunbury  
**Dewey Akers, Vice-Ch.: 803-1529,** [dakers@kingstontwp.org](mailto:dakers@kingstontwp.org)  
**Steve Volpe, 965-1802,** [svolpe@kingstontwp.org](mailto:svolpe@kingstontwp.org)

### FISCAL OFFICER

**Greg Roy: 524-8591,** [fiscalofficer@kingstontwp.org](mailto:fiscalofficer@kingstontwp.org)

### DELAWARE COUNTY EMS

**Emergency: 911; Business: 833-2190**  
<http://www.delcoems.org>

### NEWS & INFO

**Township Web Site:** <http://www.kingstontwp.org>  
**Newsletter Editor: Jeanna Burrell 965-1914**  
e-mail: [kingstonnews@embarqmail.com](mailto:kingstonnews@embarqmail.com)

### PORTER KINGSTON FIRE DISTRICT

**Emergency: 911; Business: 524-5050**  
[PKFD@rrohio.com](mailto:PKFD@rrohio.com); <http://www.PKFD.org>

### ROADS & CEMETERIES

**Doug Crowl, 740-815-8427** [roads@kingstontwp.org](mailto:roads@kingstontwp.org)

### TRASH & RECYCLING

**Big-O Refuse: 1- 888-924-BIGO (2446)**  
e-mail: [service@bigorefuse.com](mailto:service@bigorefuse.com)  
web: <http://www.bigorefuse.com>

### ZONING

**Robert Talbott: 524-0290, Fax: 524-5304**  
e-mail: [zoning@kingstontwp.org](mailto:zoning@kingstontwp.org)

## Kingston Calendar

Meetings are at the Township Hall, unless noted otherwise.  
Trash pick up days are Fridays except during holiday weeks\*.  
Trustees Mtg. ----- September 2, 7 PM  
Trash & Recycling Days ----- September 6\*, 12, 19, 26