

**KINGSTON TOWNSHIP ZONING COMMISSION  
MEETING MINUTES**

**APPROVED: As Amended April 16, 2008**

**DATE:** February 20, 2008

**LOCATION:** Kingston Township Hall

**TIME CALLED TO ORDER:** 7:01 PM by Chairman Cope

Chairman Cope congratulated Maribeth Deavers who moved from Alternate to Member status by Trustee Appointment to the Zoning Commission on February 4, 2008.

<b>MEMBERS PRESENT:</b>	<b>(CHECK ONE)</b>		
<b>BURRELL</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>GROVE</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>COPE</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>HARSANY</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>DEAVERS</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>STEINHOFF</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>TALBOTT</b>	<b>YES</b>		<b>NO</b> X
<b>STITES</b>	<b>YES</b>	<b>X</b>	<b>NO</b>

**PUBLIC PRESENT:** None

**PUBLIC INPUT/COMMENT:** None

**APPROVAL OF MINUTES:** Member Harsany made a motion to accept the Meeting Minutes dated January 16, 2008. The motion was seconded by Member Burrell and was unanimously approved.

**DRAFT IMPACT STUDY PRESENTATION:**

Randy Mielnik of Poggemeyer Design Group attended the meeting to present his impact study findings to the Zoning Commission. His presentation consisted of a section-by-section review of the report where he highlighted specific points. The following represent key points emphasized during his presentation:

- Residential development consumes 10-15% more revenue than is generated through taxes.
- Many of the statistics within the report were drawn from Delaware County projections in 2004 when development was strong. Based on the current development climate, Consultant Mielnik believes that many will decline downward during the next revision.
- Development characteristics specific to Kingston Township were detailed on Page 3.
- The township build-out population is estimated at 27,000 residents. This equates to 9 residents for every 1 currently here.
- The potential range of services that Kingston Township could supply per the Ohio Revised Code was listed on Pages 4 and 5. Mielnik indicated that a population of 25,000 was a key level as the township could then be considered “city size”.
- Between 2000 and 2006 census figures, Kingston Township grew from 1,603 to 3,015 residents. The addition of 1,400 residents in a six year period is an indicator of rapid change in a rural community.

- If the NorthStar and Pastures at Blue Church developments are completed, roadway maintenance mileage will increase from 17.5 to 26 miles. Currently, many of the county and township roadways do not meet the Delaware County standard of 20 feet of surface width and 5-7 feet of shoulder width.
- According to the Delaware County Sheriff Office 2005 statistics, 452 calls were handled within Kingston Township. Mielnik was unable to determine a specific “tipping point” when additional enforcement staff and resources would be required as much is based on public perception. Options include the development of a township police force or providing a substation for sheriff deputies along with supplemental township funding.
- According to the Porter/Kingston Fire District 2007 report, 101 response calls were made within Kingston Township.
- Mielnik indicated that as the township moves toward build-out, public demand will increase for neighborhood parks of 5-10 acres with active recreation.
- Mielnik recommended that the Zoning Office should be self-sustaining if realistic fees are established for developers and builders.
- The current township tax base is over \$61 million dollars. Specific tax revenues to Kingston Township are listed on Pages 11-13.
- Mielnik indicated that the NorthStar Community Authority could have a significant impact on future tax levies including police, fire and schools. He also pointed out that with 651 homes and based on the standard of 9.5 weekday vehicle trips per single-family housing unit, the township should expect more than 6,000 additional vehicle-trips per day on its roadways.
- The term “gentrification” was discussed where rehabilitation of urban neighborhoods typically drives out historic residents. The same may hold true for Kingston Township as it continues to be developed.

Upon conclusion of the presentation, Zoning Commission Members asked a number of questions and requested consideration be given to complete the report including:

- Prediction of township administrative costs, specific positions needed and levels of staffing (full and part-time) required as development expands.
- Address safety issues surrounding predicted increases in vehicle and pedestrian traffic, and anticipated conflicts with farm equipment moving on the township roadways.
- Prediction as to when additional levels of police and fire will be needed to meet public demand.
- Include Delaware State Park on Page 9.
- Prediction as to when additional land will be needed for cemeteries.
- Include a section that discusses historic development conflicts which arise as an area moves from rural to urban i.e. the difference in attitudes between natural vs. manicured landscapes. This should also include anticipated impacts (difficulty of farming as development continues) on agriculture in terms of complaints about noise, smell, dust, etc.
- Add more detail to tax table titles on Page 10.

Consultant Mielnik indicated that he would take the comments under consideration. The meeting was recessed for a ten minute break. The Draft Development Impact Study is attached as Item 1.

## **ZONING REPORT:**

Regarding the NorthStar Final Development Plan, Zoning Commission Members were informed that copies of the draft agreements (Del-Co Water & Land Transfer) were mailed to them individually and to the Trustees on February 5, 2008. The agreements are currently being reviewed by Zoning Attorney O'Reilly, and Zoning Inspector Talbott is in the process of contacting individual Trustees and Zoning Commission Members to receive final input. The Pastures at Blue Church Zoning Application remains under litigation, and there was no discussion concerning the topic.

Members were provided a revised Zoning Commission Roster dated February 2008 *attached as Item 2*. They were also provided with a copy of a memorandum from the Delaware County Prosecutor's Office regarding Sunshine Laws/Electronic Mail January 22, 2008 and *attached as Item 3*. Members were reminded to pay close attention to information regarding home computers.

Several newspaper articles were distributed for information including:

- Sunbury Kroger Store Article, January 10, 2008, The Sunbury News *attached as Item 4*.
- NorthStar Construction, January 13, 2008, ThisWeek *attached as Item 5*.
- Concord Township Sewer Plant, November 18, 2007, The Delaware Gazette and Community Authority Opinion, January 15, 2008, The Delaware Gazette *attached as Item 6*.
- Genoa Township Growth, January 20, 2008, The Sunbury News *attached as Item 7*.
- Del-Co Water/NorthStar Public Notice, January 23, 2008, The Delaware Gazette *attached as Item 8*.
- Farmland Preservation, January 24, 2008, The Columbus Dispatch *attached as Item 9*.
- BMX Bike Racing, January 24, 2008, The Sunbury News *attached as Item 10*.
- Harlem Township Zoning Fees, Date & Source Unknown *attached as Item 11*.

## **OLD BUSINESS:**

Regarding the Kingston Township Draft Comprehensive Plan, the Zoning Commission was advised that minimal final document review comments had been received from Members as of the January 30, 2008 deadline, and that hard and electronic copies of the comprehensive plan were delivered to the Delaware County Regional Planning Office on February 8, 2008 asking for informal review and comment. The cover letter to the Regional Planning Office is *attached as Item 12*.

At the township's request, The Delaware County Regional Planning Office updated the Kingston Township Land In Speculation map. Zoning Commission Members were provided a copy of the old map that was removed from the comprehensive plan, and a copy of the new map that was inserted as Page 56. Both maps are *attached as Item 13*. They were informed that the Zoning Office is waiting on clarification from Zoning Attorney O'Reilly regarding legal steps necessary for plan approval along with required motions and resolutions.

**NEW BUSINESS: None**

**FOLLOW UP ITEMS:** Member Burrell indicated that she would be unable to attend the March Zoning Commission Meeting due to a schedule conflict. Topics for the March meeting will include comments received from regional planning, and steps required for comprehensive plan approval.

**ADJOURNMENT:** Member Burrell made a motion for adjournment. The motion was seconded by Member Harsany, and was unanimously approved.

**TIME: 8:50 PM**

**SUMBITTED BY:** Dave Stites, Zoning Secretary/Assistant Zoning Inspector

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