

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: As Amended April 16, 2008

DATE: March 19, 2008
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:00 PM by Chairman Cope

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

PUBLIC PRESENT: None

PUBLIC INPUT/COMMENT: None

APPROVAL OF MINUTES: Member Grove made a motion to defer a vote on the Meeting Minutes dated February 20, 2008 with two members absent until the next meeting. The motion was seconded by Alternate (voting status in meeting) Steinhoff and was unanimously approved.

ZONING REPORT:

Regarding the NorthStar Final Development Plan, Zoning Commission Members were provided a copy of the plan review response letter dated March 14, 2008 from Zoning Inspector Talbott to Consultant Jeff Strung, EMH&T. Zoning Secretary Stites pointed out highlights within the letter including the unacceptability of the current water tower site due to township resident impacts, the involvement of Zoning Attorney Michael O'Reilly in the water tower and transfer agreements, the on-going discrepancy in the total acreage committed to the township, and the lack of certain dates for transferred land. The letter is *attached as Item 1*.

Members were provided a copy of the Zoning Report February 2008 presented at the March 3, 2008 Trustees Meeting and *attached as Item 2*. They were also provided a copy of a revised Zoning Commission Roster *attached as Item 3*.

Several newspaper articles were distributed for information including:

- NorthStar Golf Resort, October 15, 2007, The Columbus Dispatch *attached as Item 4*.
- Oxford Township Growth, October 22, 2007, The Delaware Gazette *attached as Item 5*.
- OEPA Public Notice, Vic's Body Shop, December 26, 2007, The Delaware Gazette *attached as Item 6*.
- Concord Twp. Sewer Fight, January 31, 2008, The Delaware Gazette *attached as Item 7*.
- Morrow County Wind Turbines, February 20/26 and March 17, 2008, The Columbus Dispatch *attached as Item 8*.

- Harlem Twp. Metro Park, February 27, 2008, The Columbus Dispatch attached as *Item 9*.
- LaValle Retirement Galena, February 28, 2008, The Big Walnut News attached as *Item 10*.
- Liberty Twp. Sex Offender Code, March 6, 2008, The Big Walnut News attached as *Item 11*.

OLD BUSINESS:

Regarding the Kingston Township Draft Comprehensive Plan, the Zoning Commission was provided a copy of the plan approval process, research by Secretary Stites in coordination with the Delaware County Prosecutor's Office *attached as Item 12*. Procedural time requirements were emphasized during document discussion.

Zoning Commission Members were next provided a copy of the informal response received from Planner Paul Deel, Delaware County Regional Planning Office *attached as Item 13*. They were advised that editing recommendations in Points 2, 3 and 7 had been corrected within the plan and that the draft plan had been forward to Zoning Attorney O'Reilly as recommended in Points 4 and 6. Member Deavers believed the concern with sections highlighted by Planner Deal is based on the fact that case law changes frequently and reference within the document may be construed as inaccurate legal advice. After discussing Point 1 and 5, Members indicated their desire to proceed with document approval (even with older data in some sections); feeling that updates completed during recent document review sessions make the plan relevant to current conditions and resident attitudes. They again reiterated their desire to move the plan through the approval process, and then revise data and text over time as needed.

Chairman Cope then made and subsequently read a Motion Proposing The Adoption Of A Comprehensive Planning Document prepared by Zoning Attorney O'Reilly. The motion was seconded by Member Deavers, and was unanimously approved by roll-call vote as follows: Deavers-Yes, Grove-Yes, Steinhoff-Yes and Cope-Yes. The motion was signed and a copy *attached as Item 13*. Chairman Cope then read a Resolution To Set A Public Meeting Date On Proposed Comprehensive Plan, To Advertise The Same, And To Notify Regional Planning prepared by Zoning Attorney O'Reilly. After discussion to set the public meeting at the Township Hall on April 16, 2008, at 7:00 p.m., Alternate Steinhoff (voting status in meeting) made a motion to approve the Resolution as read. The motion was seconded by Member Grove, and was unanimously approved by roll-call vote as follows: Cope-Yes, Grove-Yes, Steinhoff-Yes and Deavers-Yes. The motion was signed and a copy *attached as Item 14*.

Members were advised that their comments, generated in the Infrastructure Study presentation by Randy Mielnik on February 20, 2008, were in the process of being combined with review comments by Zoning Inspector Talbott, and that Talbott would forward the comments to Mielnik for potential inclusion within the study. They were also informed of continued Zoning Office action regarding a Zoning Violation at 9560 Kilbourne Road. They were provided a copy of a Zoning Violation letter sent to the owner via regular U. S. Mail dated March 14, 2008 and *attached as Item 15*. A previous notice sent to the property owner via Certified Mail had been returned unclaimed, and no response had been received from a letter sent to the mortgage company. The matter remains under active investigation.

NEW BUSINESS:

Zoning Commission Members were provided a copy of an e-mail from Chairman Cope outlining issues raised during a March 19, 2008 Public Hearing at Porter Township. The purpose of the hearing was to receive public input regarding Zoning Resolution changes including the establishment of a Critical Resources District along Big Walnut Creek. Cope informed Members that the proposed changes included more items than just the new district, and that a number of questions from attendees had prompted a continuation of the public hearing until April 10, 2008. He encouraged interested Members to attend the hearing. The e-mail copy is *attached as Item 16*.

Members were provided a copy of an e-mail from Chairman Cope along with information from the Mid-Ohio Regional Planning Commission (MORPC) regarding their “CapitalWays” Regional Transportation Plan *attached as Item 17*. The Area 9 plan map covers Kingston Township and includes an upgrade/road widening for the intersection of Interstate 71 and State Routes 36/37, a new intersection on Interstate 71 at Big Walnut Road south of the township and several bicycle route designations throughout the township. Chairman Cope pointed out that the plan does not include an intersection at State Route 521 that had been previously discussed by MORPC. He also encouraged Members to submit written comments via e-mail regarding the plan to MORPC by April 11, 2008.

Finally, Members were informed of continued criminal activity occurring at the intersection of Wilson and Blue Church Roads. Unknown person(s) continue to dump sheet metal screws in the intersection resulting in tire damage to a number of township resident’s vehicles. The Trustees are aware of three/four incidents, and a report has been filed with the Delaware County Sheriff’s Office.

FOLLOW UP ITEMS: **None**

ADJOURNMENT: Member Cope made a motion for adjournment. The motion was seconded by Member Grove, and was unanimously approved.

TIME: **8:25 PM**

SUBMITTED BY: Dave Stites, Zoning Secretary/Assistant Zoning Inspector