

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: July 16, 2008

DATE: June 18, 2008
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:03 PM by Chairman Cope

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

PUBLIC PRESENT: None

APPROVAL OF MINUTES:

Member Burrell made a motion to approve Meeting Minutes dated May 21, 2008. The motion was seconded by Member Harsany and was unanimously approved.

ZONING REPORT:

The Zoning Commission was provided a copy of the May 2008 Zoning Report to the Trustees *attached as Item 1*. Zoning Inspector Talbott informed the group that he had met with Zoning Attorney Mike O'Reilly on May 13, 2008 to discuss language refinement in the draft land transfer document being negotiated between O'Reilly and Robert Weiler Attorney Jill Tangeman. He indicated that new restrictions were being proposed limiting Township use (development) of the Hall/Park and Passive Park parcels, and that the matter would be addressed by Attorney O'Reilly to ensure reasonable development protection for both entities. He advised that the cessation (reverter) clause was still in the draft agreement, and that Attorney O'Reilly was to review the Ohio Revised Code to determine legal requirements for future property transfer/disposal.

Zoning Inspector Talbott briefed the Commission of three complaints against one resident received by the Zoning Office regarding a junk vehicle, unmowed grass and a child care facility being operated within a residence.

Media Articles

Several documents/articles were distributed for information including:

- Transcript of the Trustees Public Input Meeting held on May 28, 2008 and *attached as Item 2*.
- Chairing The Planning Commission, Planning Commission Journal, Spring 2008 *attached as Item 3*.

- Next Generation Planning Commission, Planning Commission Journal, Spring 2008 *attached as Item 4.*

OLD BUSINESS:

Comprehensive Planning Process Update—Zoning Commission Members were informed that the Trustees had approved the Kingston Township Comprehensive Plan on June 2, 2008, and congratulated for their efforts and perseverance in preparing the plan and guiding it through the approval process. The plan becomes effective July 2, 2008. They were advised that final plan copies were distributed to the Sunbury Community Library and the Delaware County Regional Planning Office, and that the plan will be officially recorded at the Delaware County Recorder's Office prior to July 7, 2008 in compliance with Ohio Revised Code requirements.

NEW BUSINESS:

Zoning Resolution Text Review & Amendment Process—Members were provided two packets of information. The first packet of information, *attached as Item 5*, provided a summary and copies of all text revisions prepared by former Zoning Inspector Dave LaValle along with several lists of potential text revisions considered by the Commission between 2001 and 2004. None of the potential revisions had ever been officially adopted through the formal approval process required by the Ohio Revised Code. The second packet of information, *attached as Item 6*, provided a summary and copies of all text revisions that had been submitted by other townships and approved by the Delaware County Regional Planning Commission during 2006, 2007 and 2008 to date. This information was provided to show trends concerning potential items for text revision consideration.

Once acquainted with the information, it was recommended by the Zoning Office that the Commission prioritize potential text revision topics, and then begin to work on the top ten topics. It was further suggested that individual Members select a topic, perform research and return at the next meeting with text revision language recommendations for the body to consider.

A general discussion ensued regarding the goals and objectives of the revision task. Rather than conducting a page-by-page code review, the consensus was to determine the most critical items, address language revisions and incrementally implement the changes through the same legal approval process used for the comprehensive plan. Several potential topics surfaced during the group discussion including home occupations/conditional use, outdoor lighting standards, model home regulations, mobile homes/recreational vehicles used temporarily for residential use, granny flats, and others. All members felt that they needed time to review and absorb the volume of information provided in Items 5 and 6. Each member was tasked with the responsibility to develop a list of their ten most critical items that require attention, and be prepared at the July meeting to discuss the reasoning behind their prioritization.

FOLLOW UP ITEMS:

Each Member is to review information provided regarding potential text revision topics, prioritize their top ten recommendations and attend the July meeting prepared to explain their choices and the rationale behind them.

ADJOURNMENT:

Member Burrell made a motion for adjournment. The motion was seconded by Alternate Steinhoff (voting status during the meeting), and was unanimously approved.

TIME: 8:15 PM

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

KZC Minutes 06-18-08