

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: April 20, 2011

DATE: March 16, 2011
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:00 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)		
GROVE	YES	X	NO
STEINHOFF	YES	X	NO
FINK	YES	X	NO
BURDETTE	YES	X	NO
FILBERT	YES	X	NO
GIFFIN	YES	X	NO
TALBOTT	YES	X	NO
STITES	YES	X	NO

PUBLIC INPUT/COMMENT:

Superintendent Steve Mazzi and School Board Member Jim Hildreth of the Big Walnut Local School District appeared before the Zoning Commission. Superintendent Mazzi explained that with the levy behind the District, the School Board was implementing an initiative to reach out to the local communities and townships within the District. Their desire is to maintain two-way dialog regarding common issues including zoning. Jim Hildreth, who grew up in Kingston Township, volunteered to be the point of contact with the Township.

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the February 16, 2011 Meeting Minutes. Upon discussion, Member Steinhoff made a motion to approve the Meeting Minute. The motion was seconded by Member Fink and was unanimously approved.

OLD BUSINESS:

A hard copy of the Amended Kingston Township Zoning Resolution Effective March 4, 2011 was distributed to each Member.

Regional Planning Executive Director Scott Sanders was present to provide review comments regarding the Kingston Township Comprehensive Plan in two general areas; first to determine any inconsistencies between the Amended Zoning Resolution and the Comprehensive Plan, and then to determine any deficiencies or inconsistencies within the Comprehensive Plan and Land Use Map.

Sanders indicated that he found no significant discrepancies between the Zoning Resolution and the Comprehensive Plan, and no significant deficiencies or inconsistencies within the Comprehensive Plan and Land Use Map. He did have some general comments that could be implemented if Members decide to amend the Comprehensive Plan. These comments included:

- Assign an ascending number to each recommendation contained in the document for identification and quick reference.
- On the Land Use Plan Map:
 - Remove “Conservation Subdivision” language from the two Single Family Residential Districts and replace with “PRD” Planned Residence District.
 - Remove Districts on the map not currently used i.e. zoned.
 - Consider rezoning the parcel along State Route 61 from Medium Density Residential District (R-3) to Farm Residence District (FR-1) since it was classified prior to the adoption of zoning in Kingston Township. This follows the same legal amendment process but could be done at the same time with two separate motions.
 - Remove the Civic Center and Park designation as the recommendation is now obsolete with the future development of the Township Hall and Park off Carters Corners Road.
 - Add a designation in the key to identify the circled area around the intersection of Interstate 71 and State Route 521 as a potential, future Planned Commercial District following the recommendation in Sub Area II-Agricultural Heartland.
- References to Conservation Subdivision should be change to PRD’s (Planned Residential District) on Pages 14, 15, 16 and 17.
- Remove the last sentence on Page 15 which references Farm Village developments which are not defined.
- As the normal high water line is not defined on the Land Use Plan Map, change references to it on Pages 14 and 18 to 120’ from the bank of the stream.
- Remove “at a density of 1.25 units/acre,” from middle of Page 16.
- Replace the Build-Out Chart at the top of Page 19 with current data available from the Delaware Regional Planning Office.
- Update and/or expand Chapter 16-Implementation recommendations as many have been achieved or changed with the Amended Zoning Resolution including 4-b, 8-b, 9-a, and 10-a. Change “conservation subdivisions” in 2-b to “PRD’s (Planned Residence District)”, and the first word in 8-a “Required” should be changed to “Encourage”.

ZONING REPORT:

The February 2011 Zoning Report to the Trustees *referenced as Item 1* was distributed. Zoning Inspector Talbott briefly discussed the current status of the Pastures of Blue Church settlement and rezoning, and the current status of the NorthStar Final Plan approval. Talbott briefly discussed recently released 2010 Census Date which showed Kingston Township with the lowest vacancy rate of any township, village or city within Delaware County and with a 34% growth rate from 2000 to 2010. Additional Census Date can be found on the Township Website under Special Notices at www.kingstontwp.org.

NEW BUSINESS: None

FOLLOW UP ITEMS:

Zoning Office to develop fee language for minor and major changes to approved development plans and Article 16-Institutional District--present to the Trustees for approval.

ADJOURNMENT:

Member Steinhoff made a motion for adjournment. The motion was seconded by Vice-Chair Burdette and was unanimously approved.

TIME: 9:00 PM

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.

KZC Minutes 03-16-11