

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

**APPROVED: November 19, 2014
As Amended**

DATE: August 20, 2014
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 6:57 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)		
GROVE	YES	X	NO
FILBERT	YES	X	NO
GIFFIN	YES		NO X
STROHM	YES	X	NO
JEROME	YES	X	NO
TALBOTT	YES		NO X
STITES	YES	X	NO

SPECIAL GUESTS—NORTHSTAR UPDATE

Bart Barok, Samantha Grieser, Kristen McVak and David Fisher from Nationwide Realty Investors were present to provide Members with an update on current and future NorthStar development plans. They distributed a Project Update packet *referenced as Item 1*. The following is a summary of points they discussed:

- Nationwide Realty in partnership with the Robert Weiler Company is moving forward with residential development. Nationwide is the managing partner.
- Bart Barok is the overall project manager, David Fisher is their attorney that will be handling zoning compliance issues, and Samantha Grieser and Kristen McVak will establish and manage design review standards and compliance by the contractors and eventual homeowners.
- Nationwide anticipates that NorthStar build-out will take between 8 and 12 years in both Kingston and Berkshire Townships. Within Kingston Township, lots on the north side of Wilson Road will be custom homes \$500,000 and up while the south side of the road will be production homes \$400,000 to \$525,000 in value. Kingston Township lot development and sales will begin in 2015.
- Nationwide is supporting the construction of the north exit off I-71 as they feel that exit best serves the entire region.
- The production home section within Kingston Township will have three builders including Rockford Homes, Fisher Homes and one other.
- NorthStar within Berkshire Township has been selected as the June 2015 Parade of Homes site. Nationwide anticipates using 14 lots with 12 builders, expects to draw about 30,000 visitors during a two week period and anticipates the value of the homes to be between \$550,000 and \$700,000.
- Nationwide is currently removing dirt from the created mountain north of Wilson Road in Kingston Township and using it within the project to create buffer mounding and raise the ground elevation in many areas. The anticipated \$2 million dollar cost to move the dirt is being offset by savings achieved by reduced sewer line depth. A temporary gravel

parking lot will be constructed on the north side of Wilson Road in front of the mountain to serve the Parade of Homes parking needs.

- Nationwide has begun a \$1.6 million dollar beautification project along Wilson Road in Berkshire Township ahead of the Parade of Homes. This project will extend into Kingston Township in 2015. The project includes the planting of 800 trees, regrading to open up golf course fairway views, earth mounding to screen existing maintenance structures, and the construction of multipurpose trails for condo and golf course linkage.
- Anticipated Wilson Road widening and improvements adjacent to the development site in Kingston Township will begin in 2015. The Kingston Township Trustees have submitted a grant request through the Delaware County Engineer's Office to improve the remaining section of Wilson Road between NorthStar east to the bridge west of Carter's Corner Road.
- All utilities with NorthStar will be underground.
- In addition to the Architectural Standards established in the Final Development Plan, Nationwide will be expanding those standards and enforcing them through an architectural review board to ensure that the development is of high quality during construction and once homes are sold.
- Nationwide supports the linkage of NorthStar with proposed parks in Kingston and Berkshire Townships via multiuse trails as well as the proposed future school site within the development.
- Nationwide is currently having discussions with the Delaware County Engineer's Office regarding the development of roundabouts on Wilson Road at major intersections that serve NorthStar to maximize ingress and egress for residents and to slow Wilson Road traffic down for public safety.

PUBLIC INPUT/COMMENT: None

Mary Williamson from Berkshire Township and Kingston Township Road Superintendent Doug Crowl were in attendance to hear the Nationwide Realty information presentation.

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the May 21, 2014 Meeting Minutes. After discussion, Member Grove made a motion to approve the Meeting Minutes without amendment. The motion was seconded by Member Jerome and was unanimously approved.

OLD BUSINESS: None

NEW BUSINESS:

Member Strohm was recognized for his commitment to Kingston Township and the Zoning Commission have requested and been reappointed by the Trustees on August 5, 2014 for a five year term which expires August 2019.

ZONING REPORT:

Zoning Secretary Stites highlighted several items in the May, June and July 2014 Trustee Reports *referenced as Item 2* including the number of permits issued and recapped the current status of several complaints. Two Sunbury News articles, *referenced as Items 3 and 4*, were

distributed to Members regarding Northgate annexation with the Village of Sunbury and the proposed creation of a Joint Economic Development District between Berkshire Township, the City of Delaware and the Village of Sunbury.

An updated copy of the Zoning Commission roster was distributed to each Member and *referenced as Item 5*.

FOLLOW UP ITEMS: **None**

ADJOURNMENT:

With no further business for discussion, Member Grove made a motion for adjournment. The motion was seconded by Member Strohm and was approved unanimously.

TIME: **8:35 PM**

SUBMITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.

KZC Minutes 08-20-14