

**KINGSTON TOWNSHIP ZONING COMMISSION  
MEETING MINUTES**

**APPROVED: November 2, 2016**

**DATE:** August 3, 2016  
**LOCATION:** Kingston Township Hall  
**TIME CALLED TO ORDER:** 7:00 PM Vice-Chair Strohm

<b>MEMBERS PRESENT:</b>	<b>(CHECK ONE)</b>		
<b>GROVE</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>FILBERT</b>	<b>YES</b>		<b>NO</b> X
<b>GIFFIN</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>STROHM</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>JEROME</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>WHITE, ALT.</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>TALBOTT</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>STITES</b>	<b>YES</b>	<b>X</b>	<b>NO</b>

**APPROVAL OF MINUTES:**

Vice-Chair Strohm asked members if they had any comments or corrections regarding the May 4, 2016 Meeting Minutes. After discussion, Vice-Chair Strohm made a motion to approve the Meeting Minutes. The motion was seconded by Alternate White and was approved—4 votes yes, Grove abstained.

**PUBLIC INPUT/COMMENT:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

Zoning Inspector Talbott reminded Members that the Trustees passed a Resolution on 04-05-16 implementing a one year moratorium on the enforcement of a portion of Section 7.05 (B) dealing with outdoor storage of trailers of any type, boats, motor homes, buses and equipment for a period exceeding 14 days during any calendar year if visible from any adjoining property or roadway, and have requested that the Zoning Commission review the language to ensure enforceability and reasonableness. He distributed a copy of a trailer violation survey conducted by the Zoning Office on 07-23-16 which found a minimum of 280 violations *referenced as Item 1*.

He indicated that the survey was conducted on a weekend where campers could be in use outside the township, did not include working farms and did not include potential flag lot violations that were not visible from the roadway. He also indicated that he had reviewed pertinent sections of the Zoning Resolutions for Berkshire, Porter and Brown Townships *referenced as Item 2*; finding that they contain similar language to the Kingston section which are not currently enforced based on the number of visible trailers observed in those townships while traveling their roadways.

Members discussed a number of issues surrounding outdoor storage including potential language change impacts on the overall appearance of the township; comments from Chairman Filbert *referenced as Item 3*; the cost of screening to residents; the look created by code compliant yet deteriorated screening like cheap fencing; the potential long term impacts as the township grows; the difficulty of enforcement if potential language included the terms operable and licensed; and setting a number to the amount of items stored outdoors without screening.

Members agreed that further discussion was needed at the next meeting. Zoning Inspector Talbott indicated that the matter would be published in the 3<sup>rd</sup> Quarter Kingston News asking for resident feedback concerning outdoor storage view telephone call or email to the Zoning Office.

**ZONING REPORT:**

Zoning Inspector Talbott highlighted several items in the May, June and July 2016 Trustee Reports *referenced as Item 4* including number and type of zoning certificates issued, complaints and summary of a conditional use case heard by the Board of Zoning Appeals (BZA).

A number of newspaper articles from The Delaware Gazette and ThisWeek Delaware from 05-09-16 to 07-20-16 were distributed for Member information *referenced as Item 5* including the Galena Cemetery law suit, the Evans Farm development in Berlin and Orange townships and issues facing other townships in the county.

**FOLLOW UP ITEMS:     None**

**ADJOURNMENT:**

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

**TIME:           8:10 PM**

**SUMBITTED BY:**

Recorded and submitted by Dave Stites, Zoning Secretary.