

**KINGSTON TOWNSHIP ZONING COMMISSION  
9899 STATE ROUTE 521  
SUNBURY, OHIO 43074  
MEETING MINUTES**

**AMENDED/FINAL  
APPROVED: 02-22-07**

**DATE:** January 24, 2007

**LOCATION:** Kingston Township Hall

**TIME CALLED TO ORDER:** 7:00PM by Acting Chairperson Burrell

**MEMBERS PRESENT:** (CHECK ONE)

BURRELL	YES x	NO
AKERS	YES x	NO
GROVE	YES	NO x
COPE	YES x	NO
HARSANY	YES x	NO
DEAVERS	YES x	NO
TALBOTT	YES x	NO
NEWLAND	YES x	NO

**BZA MEMBERS PRESENT:**

None

**PUBLIC PRESENT:**

Karen Fitzpatrick  
Wendell Taylor  
Rose Marie Swagler  
Michael O'Reilly, Township Zoning Attorney  
Tom Bowlus, Poggemeyer Design Group (PDG)

**PUBLIC INPUT/COMMENT:**

None

**ELECTION OF OFFICERS:**

A motion was made by Harsany to elect Jeanna Burrell as Chairperson of the Commission for 2007, seconded by Cope and unanimously approved as follows:

Akers	yes
Cope	yes
Harsany	yes
Deavers	yes

Chairperson Burrell called for a motion to elect a Vice-Chair for 2007. A motion was made by Cope to elect Doug Harsany as Vice-Chair, seconded by Akers and unanimously approved as follows:

Akers	yes
Burrell	yes
Cope	yes
Deavers	yes

## **KZC Minutes 01-24-07**

### **APPROVAL OF MINUTES:**

A motion was made by Akers to accept the meeting minutes dated June 21, 2006, seconded by Cope and approved unanimously.

A motion was made by Cope to accept the meeting minutes dated October 18, 2006, seconded by Harsany and approved unanimously.

A motion was made by Akers to table the hearing minutes dated November 9, 2006, seconded by Harsany and approved unanimously.

A motion was made by Cope to accept the meeting minutes dated December 20, 2006, as amended, seconded by Akers and approved unanimously.

### **OLD BUSINESS:**

Consultant Bowlus with PDG opened the discussion on PUD zoning. Discussion was held regarding each zoning type with the advantages and disadvantages. Mr. Bowlus discussed the zoning process and the zoning commission's ability to modify and activate the zoning code.

Mr. Bowlus zoning recommendations:

1. Conventional Overlays
2. Floating PUD's
3. Unique PUD's
4. Conditional Use

Mr. Bowlus also recommended the following items:

1. Yield factor to control density.
2. Impact, watershed, wetland and traffic studies should be at the developer's expense.
3. Process and add the action steps to the zoning maps:
  - a. Identify the natural resources
  - b. Add units to the zoning maps
  - c. Placement of the interior roads
  - d. Placement of the lots and house facades

Mr. Bowlus advised that he would prepare and provide a draft PUD to commission members within the next two weeks. Members will then review the draft and discuss their findings at the February meeting.

Mr. O'Reilly, Mr. Bowlus and commission members discussed the moratorium and the process.

Mr. Talbott discussed the zoning application draft, with further discussion required at the February meeting.

**KZC Minutes 01-24-07**

Ms. Newland's resignation as zoning clerk is effective January 31, 2007. Ms. Newland is securing health insurance benefits with PERS; the process requires resignation and unemployment from the township for two months. Ms. Newland will reapply for the zoning clerk job February 5, 2007.

**NEW BUSINESS:**

None

**REGIONAL PLANNING UPDATE:**

None

**RESULTS OF BOARD OF ZONING APPEALS HEARINGS:**

None

**ENFORCEMENT ACTIONS (PERMITS/VIOLATIONS):**

None

**FOLLOW UP ITEMS:**

None

**ADJOURNMENT:**

A motion to adjourn the meeting was made by Cope, seconded by Akers and unanimously approved.

**TIME:** Not recorded

**SUBMITTED BY:** Bonnie Newland  
Amended By Dave Stites

**NEXT MEETING:** February 21, 2007 at 7:00PM