

**KINGSTON TOWNSHIP ZONING COMMISSION
PUBLIC HEARING MINUTES (CONTINUATION FROM APRIL 18, 2007)
MAY 4, 2007 – KINGSTON TOWNSHIP HALL**

APPROVED: July 18, 2007

**PROPOSED AMENDMENT TO THE KINGSTON TOWNSHIP ZONING RESOLUTION,
ARTICLE VIII, PLANNED RESIDENTIAL DEVELOPMENT AND ARTICLE IV,
DEFINITIONS**

PRESENT: Chairperson Jeanna Burrell, Jim Grove, Craig Cope, Maribeth Deavers, Zoning Secretary Dave Stites, Court Reporter Kathy Cathell, Zoning Attorney Michael O'Reilly, and five township residents attended the meeting—see attached Sign In Sheet marked as Item 1.

INTRODUCTION:

Chairperson Burrell called the meeting to order at 7:02 p.m., and welcomed those in attendance. She reiterated that this hearing was a continuation of the Commission's April 18, 2007 Public Hearing to discuss proposed amendments to the Planned Residential Development (PRD) and Definition Articles of the Zoning Resolution; to specifically focus upon recommendations received from the Delaware County Regional Planning Commission—see attached Recommendations marked as Item 2. Court Reporter Cathell swore in all attendees for testimony.

RECOMMENDATION REVIEW:

The Commission proceeded by reviewing each recommendation one by one using written comments received from Tom Bowlus, Poggemeyer Design Group, attached and marked as Item 3. After discussion on each section, the final direction was sanctioned by motion and vote. Specific language changes were officially recorded by Zoning Secretary Stites, attached and marked as Item 4. In addition, written comments were considered received from Wendell Taylor and Bob Brenner, attached and marked as Items 5 and 6.

PUBLIC INPUT/COMMENT:

During Commission discussion, dialog took place with several residents present at the hearing. Resident Joe Cotter again emphasized that in his opinion, the proposed PRD language is too restrictive, that it provides no incentives to encourage developers to choose it and preserve open space and that preservation of open space is more important than neutral density to a number of residents who attended a meeting at his home. Resident Mike Montgomery also expressed his opinion that the PRD language is too restrictive and that setting minimum lot sizes in a PRD impacts unfairly the value of a person's property. Mr. Montgomery objected to the proposed deletion of private airplane landing fields within a PRD. After discussion, the Commission voted to leave the landing fields as a permitted use. Township Zoning Attorney Mike O'Reilly clarified several legal questions throughout the discussions.

A detailed account of both Commission discussions and public participation/comment throughout the meeting can be found in attached Exhibit A 05-04-07.

AMENDMENT MOTION:

At the conclusion of both Commission discussions and public testimony, a motion was made by Member Deavers recommending that Secretary Stites make all final revisions as sanctioned by the Commission, that Secretary Stites mark the revised document as Exhibit A (05-04-07) and forwarded to the Trustees by May 14, 2007 and that the Trustees approve and adopt the amended Article VIII of

KZC Public Hearing Continuation 05-04-07

the Kingston Township Zoning Resolution. Member Cope seconded the motion and the motion was passed unanimously by roll-call vote. *A copy of the signed motion and the revised document marked Exhibit A (05-04-07) are attached as Item 7.*

RESIDENT INFORMATIONAL LETTER:

Chairperson Burrell then directed the attention of the Commission to a draft informational letter that she had prepared, *attached and marked as Item 8.* All Commission Members agreed that the letter was extremely important to inform residents about the proposed changes to the PRD Article, who was involved, why changes were needed and to contrast differences between Farm Residential and Planned Residential Development sections. After concluding discussion, Member Cope made a motion asking the Trustees pay the postage to mail the letter to all township residents; it was seconded by Member Deavers and was unanimously passed.

ADJOURNMENT:

With all matters concluded, a motion to adjourn was made by Member Cope, seconded by Chairperson Burrell and approved unanimously. The hearing was then concluded at 9:45 p.m.

SUMBITTED BY:

Dave Stites, Zoning Secretary

KZC Public Hearing Continuation Minutes 05-04-07