

KINGSTON TOWNSHIP ZONING COMMISSION
3RD QUARTER MEETING
August 2, 2023

Approved: November 1, 2023

DATE: August 2, 2023

LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:03 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)		
GROVE	YES	X	NO
FILBERT	YES	X	NO
GIFFIN	YES	X	NO
STROHM	YES	X	NO
WHITE	YES	X	NO
SMITH, ALTERNATE	YES	X	NO
WILLYERD	YES		NO X
CATTRELL	YES	X	NO
STITES	YES	X	NO

APPROVAL OF MINUTES:

Chairman Filbert asked members if they had any comments or corrections regarding the Meeting Minutes dated May 3, 2023. After discussion, Vice-Chair Strohm made a motion to approve the Meeting Minutes. The motion was seconded by Member Grove and approved by a vote of 4-0 with Member White abstaining.

PUBLIC INPUT/COMMENT: None

OLD BUSINESS:

The Trustee Public Hearing regarding the Amended Comprehensive Plan was held on May 2, 2023, 7:00 pm at the Township Hall ahead of their Monthly Trustee Meeting. There was no public comment regarding the plan, and the Trustees approved the plan unanimously by Resolution 23-05-01.

Members were informed that the Amended Comprehensive Plan went into effect immediately as there is no referendum period. They were also advised that the document would be taken to Ohio Wesleyan University for printing, and copies would be distributed at the next Zoning Commission Meeting.

ZONING REPORT:

Assistant Zoning Inspector Dave Stites covered highlights of Zoning Activity for the months of May through July including number of permits issued, complaints and unpermitted structure activity.

NEW BUSINESS:

A copy of the OTA Solar Model Zoning Resolution Language was distributed to all members and discussed. Chairman Filbert stated that he had completed some research and that a 50 MW solar farm would take 300-500 acres of land which would be expensive with the cost of land in Delaware County.

Chairman Filbert updated Members regarding regulatory authority for solar projects under 50 megawatts contained in State House Bill 501. Specifically, the change to law allows the board of trustees to regulate the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any small solar facility, whether publicly or privately owned, or the use of land for the purpose.

Members continued to discuss the authority of the County Commissioners to block out sections of the County prohibiting solar and wind farms. This matter has been discussed with the Kingston Township Trustees several times, and there is no current plan to pursue restricting sections of Kingston Township.

FOLLOW UP ITEMS:

Requested that the Township Zoning Secretary ask Scott Sanders of DCRPC for information of action other townships are taking about small solar facilities and short-term rental issues.

ADJOURNMENT:

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

TIME: 8:07 PM

NEXT SCHEDULED MEEING: November 1, 2023, 7:00 pm

SUMBMITTED BY:

Recorded and submitted by Bernie Cattrell, Zoning Secretary.