

**KINGSTON TOWNSHIP ZONING COMMISSION
1ST QUARTER MEETING
WEDNESDAY, FEBRUARY 7, 2024**

Approved: May 1, 2024

DATE: February 7, 2024

LOCATION: Kingston Township Hall

TIME CALLED TO ORDER: 7:00 PM by Acting Chairman Jim Grove

MEMBERS PRESENT:

(CHECK ONE)

GROVE	YES	X	NO	
FILBERT	YES		NO	X
GIFFIN	YES	X	NO	
STROHM	YES		NO	X
WHITE	YES	X	NO	
SMITH, ALTERNATE	YES	X	NO	(Voting Member)
WILLYERD	YES	X	NO	
CATTRELL	YES	X	NO	
STITES	YES	X	NO	

APPROVAL OF MINUTES:

Acting Chairman Grove asked members if they had any comments or corrections regarding the Meeting Minutes dated October 5, 2023. No discussion followed and Member Giffin made a motion to approve the Meeting Minutes which was seconded by Member White and passed by a vote of 4-0.

Acting Chairman Grove then asked members if they had any comments or corrections regarding the Meeting Minutes of November 1, 2023. After discussion, a question was raised about the last bullet point in the items discussed regarding the Northstar Development Plan interaction with Skip Weiler. Member White made a motion to change it from ...consensus ON minimum lot widths... to ...consensus to consider minimum lot widths. He further stated that he thought that is what was meant by those in attendance at that meeting. A second was made by Member Giffin and the amendment passed by a vote of 4-0. A motion was made by Member White to approve the Amended Meeting Minutes of November 1, 2023, the motion was seconded by Member Giffin and passed by a vote of 4-0.

PUBLIC INPUT/COMMENT:

Resident Bob Leone asked about Homeowner Associations (HOA's) and whether Kingston Township had authority to regulate or intervene in HOA actions. Considerable discussion ensued regarding the positive and negative merits of whether the township should have regulatory authority over HOA's. A second topic was discussed as to whether Kingston Township residents

will have access to the Northstar multiuse paths that will be connected to the paths that are built on the Kingston Township land north of Northstar?

Member Smith asked if Kingston Township could mandate and enforce HOA rules. Upon further discussion, the Zoning Commission asked if the Zoning Secretary could research this question in relationship with the Comprehensive Land Use Vision Statement.

OLD BUSINESS: None

NEW BUSINESS: None

ZONING REPORT:

- Inspector Willyerd presented the Zoning Reports for November, 2023, the yearend report for 2023 and January 2024.
- He informed members regarding a potential Rezoning of the Quesada Property on Todd Street Road as a Wedding Venue. Some of the concerns that must be addressed include:
 - Noise (noise ordinance)
 - Sign
 - Need for a Business Plan
 - Parking details
 - Restrooms details
 - Delaware County Building Safety review and approval of structural use
 - Hours of operation
- Inspector Willyerd also discussed an Agricultural Use Exemption request for the Kwanzan LLC Property on Blue Church Road

FOLLOW UP ITEMS:

Continued from previous meeting: 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, Acting Chairman Grove asked for a motion to adjourn. The motion was made by Member White, seconded by Member Smith and was approved unanimously, 4-0.

TIME: 7:58 PM

NEXT SCHEDULED MEEING: May 1, 2024, 7:00 pm

SUMBITTED BY:

Recorded and submitted by Bernie Cattrell, Zoning Secretary