

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: July 21, 2010

DATE: June 16, 2010
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:02 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)		
GROVE	YES	NO	X
STEINHOFF	YES X	NO	
FINK	YES X	NO	
DEAVERS	YES X	NO	
FILBERT	YES X	NO	
GIFFIN	YES X	NO	
TALBOTT	YES X	NO	
STITES	YES X	NO	

PUBLIC INPUT/COMMENT: None
Bill Hammond was in attendance and introduced as the new Alternate for the Kingston Township Board of Zoning Appeals.

APPROVAL OF MINUTES:
Chairperson Filbert asked members if they had any comments or corrections regarding the May 19, 2010 Meeting Minutes. With Members finding no discrepancies, Member Fink made a motion to approve the Meeting Minutes. The motion was seconded by Vice-Chair Steinhoff and was unanimously approved. With the absence of Member Grove, Alternate Giffin participated in all votes with member status. Subsequent to the vote, a date error was discovered in the minutes and was corrected in the published version.

SPECIAL ACTION:
Zoning Attorney Michael O'Reilly was present and addressed the Zoning Commission regarding the Pastures at Blue Church legal Settlement Agreement. As the agreement required approval by the Zoning Commission, Attorney O'Reilly prepared Resolution 06-16-2010-1 *referenced as Item 1* which authorized Chairman Filbert to sign the agreement on behalf of the Zoning Commission. Upon review, Member Deavers made a motion to approve the Resolution as written in support of legal settlement of the law suit. The motion was seconded by Vice-Chair Steinhoff, and unanimously approved by roll-call vote and signature on the document. Chairman Filbert then signed the Settlement Agreement.

As a requirement of the Settlement Agreement under Ohio Revised Code Section 505.07, the Kingston Township Trustees must hold a Public Meeting to solicit public comment regarding the proposed settlement. The meeting date has been established for July 13, 2010, 7:00 p.m. at the Kilbourne United Methodist Church. Members were provided a copy of the Public Meeting advertisement *referenced as Item 2*.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. To begin, Zoning Secretary Stites reiterated for the benefit of Member Deavers that the Zoning Office had contacted the Delaware County Code Compliance Office and found that no Building Permit is required for a shed or accessory building 200 square feet and under; however, decks, porches and similar ingress/egress structures require a Building Permit regardless of square footage. As a result, the Zoning Commission agreed at the May 19, 2010 Meeting to raise the minimum square footage Zoning Certificate requirement in Section 23.02 for an accessory structure from exceeding 150 square foot to exceeding 200 square foot to be consistent with the Delaware County Code Compliance requirements.

Next, Members reviewed revised text submitted by Executive Director Sanders regarding the Purpose and Application Sections of Articles 10, 11, 12 and 15. He had been asked to rewrite the sections consistent with the rezoning process found in Article 26. Upon review and discussion, Members approved revised language as written with two exceptions:

- In Section 12.02, change the first word “This” to “The”, and change the section reference at the end of the sentence from “Section 11.02” to “Section 12.05”.

Attention then turned to recommended text changes for Article 16. Considerable discussion took place regarding the similarities between Article 16-Institutional District and Article 17-Planned Institutional District. Executive Director Sanders pointed out that the approval procedure found in Section 16.06 is very similar to that of a planned district; however, Article 16 appears to have been focused on small scale/single parcel rezoning versus Article 17 which is focused on large scale/multiple parcel rezoning. After discussion, Executive Director Sanders was asked to revise Article 16 to reflect small scale/single parcel rezoning for social, cultural, educational and health service institutions or offices consistent with the low density, agricultural nature of the township or developed so as to serve as compatible buffer zones between agricultural and residential districts or higher density use areas. A fee structure for this district will need to be established.

Members approved recommended minor changes proposed for Article 17-Planned Institutional District. Executive Director Sanders was asked to check current requirements for cemeteries found within Ohio Revised Code 1721 to ensure that text language within Section 17.03-C is consistent with current law.

Members then focused on recommended text changes for Article 18-Recreational District. After discussion regarding Section 18.05-B and the need to ensure that proposed campgrounds are for transient guests versus occupied by seasonal/permanent camping units, Members approved recommended changes to the article. Executive Director Sanders was asked to make the following changes:

- In Section 18.05-B, add the word “individual” after the first word “No” and delete the words “during any 90 day period” at the end of the sentence.
- Change Adult Entertainment Facilities to “D”.
- Add “C” which would state “No seasonal/permanent designated campsites within campgrounds”.

The Kingston Township Zoning Commission will begin meeting discussions on July 21, 2010 starting with Article 19-Adult Entertainment District along with Article 4-Definitions and a revised Article 16-Institutional District. Members possess a copy of Article 19 proposed revisions and Article 4 and revised Article 16 will be forwarded to Members ahead of the July Meeting.

ZONING REPORT:

The May 2010 Zoning Reports to the Trustees *referenced as Item 3* was distributed. Members were advised to contact the Zoning Office with any questions regarding the information contained in the report including highlights of a presentation by Nancy Reger, Mid-Ohio Regional Planning Commission, to the Delaware County Regional Planning Commission about their current four year Shaping Our Future planning process. Members were provided revised Zoning Commission and Board of Zoning Appeal roster updates *referenced as Items 4 and 5*.

MEDIA ARTICLES:

- Indian Casino, The Columbus Dispatch, May 16, 2010 *referenced as Item 6*.
- Uniform Standards Septic Systems, The Columbus Dispatch, May 20, 2010 *referenced as Item 7*.
- Indian Casino, The Sunbury News, June 10, 2010 *referenced as Item 8*.
- I-71 Lane Expansion, The Sunbury News, June 10, 2010 *referenced as Item 9*.

NEW BUSINESS: None

FOLLOW UP ITEMS:

Zoning Office to develop fee language for minor and major changes to approved development plans and Article 16-Institutional District--present to the Trustees for approval.

ADJOURNMENT:

Member Fink made a motion for adjournment. The motion was seconded by Vice-Chair Steinhoff, and was unanimously approved.

TIME: 9:03 PM

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.