

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: September 17, 2008

DATE: July 16, 2008
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:01 PM by Chairman Cope

MEMBERS PRESENT:	(CHECK ONE)		
BURRELL	YES	X	NO
GROVE	YES	X	NO
COPE	YES	X	NO
HARSANY	YES	X	NO
DEAVERS	YES	X	NO
STEINHOFF	YES	X	NO
TALBOTT	YES	X	NO
STITES	YES	X	NO

PUBLIC PRESENT: None

APPROVAL OF MINUTES:

Member Burrell made a motion to approve Meeting Minutes dated June 18, 2008. The motion was seconded by Member Harsany and was unanimously approved.

ZONING REPORT:

The Zoning Commission was provided a copy of the June 2008 Zoning Report to the Trustees *attached as Item 1*. Zoning Inspector Talbott informed the group that negotiations continue between Zoning Attorney Mike O'Reilly and Robert Weiler Attorney Jill Tangeman regarding language refinement in the draft land transfer document.

Zoning Inspector Talbott briefed the Commission regarding Trustee actions focused upon the removal of junk motor vehicles. Ohio Revised Code 505.871 effective March 2008 provides greater authority to townships in removing junk vehicles through a more streamline process. The process requires a general resolution be adapted by the Trustees after which a second resolution identifying the specific vehicle(s) must be approved to initiate the notification and removal process. The Zoning Office is working with the Delaware County Prosecutor's Office to secure draft resolutions.

Member Burrell questioned the status of a noise ordinance; an issue discussed by the Trustees at their July 7, 2008 meeting. Zoning Inspector Talbott advised that Chairman Akers had set up a meeting with the Prosecutor's Office to discuss the issue and secure a draft ordinance for consideration. This matter will likely be placed on the agenda for the Trustees Meeting on August 4, 2008.

Media Articles

Several documents/articles were distributed for information including:

- Genoa Twp. Maintenance Code Tabled, Big Walnut News, June 12, 2008 *attached as Item 2.*
- The Outward Urge, The Columbus Dispatch, June 15, 2008 *attached as Item 3.*
- Berkshire Twp. Legal Notices (Township Hall & Comprehensive Plan Update), The Sunbury News, June 26, 2008 *attached as Item 4.*
- Recycling/Hazardous Waste Information, Delaware County General Health District *attached as Item 5.*

OLD BUSINESS:

Comprehensive Planning Process Update—Zoning Commission Members were informed that the Kingston Township Comprehensive Plan became effective July 2, 2008. With no referendum petition filed against the plan with the Delaware County Board of Elections, the plan was recorded on July 3, 2008 and the official process is complete. Members were again congratulated for their hard work and perseverance in completing the plan and process.

NEW BUSINESS:

Zoning Resolution Text Review & Amendment Process—During the June Meeting, Members were provided two packets of information. The first packet of information provided a summary and copies of all text revisions prepared by former Zoning Inspector Dave LaValle along with several lists of potential text revisions considered by the Commission between 2001 and 2004. The second packet of information provided a summary and copies of all text revisions that had been submitted by other townships and approved by the Delaware County Regional Planning Commission during 2006, 2007 and 2008 to date. This information was provided to show trends concerning potential items for text revision consideration. Members reached consensus that they would determine the most critical items, address language revisions and incrementally implement the changes through the same legal approval process used for the comprehensive plan.

Based on this information, each member was tasked with the responsibility to develop a list of their ten most critical items that require attention, and be prepared at the July meeting to discuss the reasoning behind their prioritization.

A number of potential zoning text amendment topics were raised during discussion. Once all topics were determined, Members assessed each in regard to priority assigning a value of high, medium and low importance, and determined that their immediate focus would be on high priority topics.

The following list shows all topics considered by the Commission along with ranking of importance:

Lighting Standards	High
Sign Standards	High
Article VII, FR-1 Review	Medium
Zoning Resolution Consistence With PRD Changes	High
Home Occupations	Low

Granny Flats	Low
Temporary Structures (Trailers, Accessory Buildings)	Medium
Landfills (Residential Waste, Construction Debris)	Medium
Group Home Clarification	Low
General Development Standards (Model Homes, Street Lighting)	High
Stream (Natural Resources) Overlay District	High
Recreation District (Overlay)	Low
Oil/Gas Drilling	Medium
Adult Oriented Businesses	Low
Communication Towers/Wind Turbines	High
Gutters/Curbs In PRD Developments	High
Nuisance (Grass)	High

Members determined that all topic review must include Article IV, Definitions to ensure document consistency.

Each Member volunteered to research a specific, high priority zoning text amendment topic, and come to the September meeting prepared to present research findings and recommendations to the group for consideration.

Historically, the Zoning Commission has recessed during the month of August. The topic was raised for discussion, and the group reached consensus that they would not meet in August. **Member Burrell made a motion that the Zoning Commission recess during the month of August 2008. The motion was seconded by Member Harsany, and was unanimously approved.**

FOLLOW UP ITEMS:

Topic assignments are as follows:

Lighting Standards	Deavers
Sign Standards	Steinhoff
Document Consistency With PRD Changes	Stites
General Development Standards	Cope
Stream (Natural Resources) Protection Overlays	Harsany
Communication Towers/Wind Turbines	Burrell
Curbs/Gutters In PRD Developments	Grove
Nuisance/Grass	Talbott

Member Deavers advised that she would be unable to attend the September Zoning Commission Meeting.

ADJOURNMENT:

Member Burrell made a motion for adjournment. The motion was seconded by Member Grove, and was unanimously approved.

TIME: 9:05 PM

SUBMITTED BY: Dave Stites, Zoning Secretary/Assistant Zoning Inspector

KZC Minutes 07-16-08