

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: October 20, 2010

DATE: September 15, 2010
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:04 PM by Chairman Filbert

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

PUBLIC INPUT/COMMENT: None

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the August 18, 2010 Meeting Minutes. With Members finding no discrepancies, Alternate Giffin made a motion to approve the Meeting Minutes. The motion was seconded by Chairman Filbert and was unanimously approved. Alternate Giffin had voting status throughout the entire meeting.

OLD BUSINESS:

Delaware County Regional Planning Executive Director Scott Sanders was present to continue discussions regarding the Zoning Resolution Text Amendment process. Members began the meeting focusing on Articles 16 through 28.

Chairman Filbert pointed out that the title for Section 16.06 is inconsistent with similar sections in Section 8.07, 12.05, 17.05 and 18.06. After discussion, Executive Director Sanders was asked to retitle all sections to "Review Procedure".

Member Grove asked that Members revisit Section 15.04 regarding private airplane landing fields. He suggested that the language should be identical to similar language in Section 7.04B. Members agreed and asked Executive Director Sanders to make the change.

As review continued, Members supported most of the proposed text changes proposed by Executive Director Sanders; however they requested that he make the following text modifications:

- Section 16.04 7-a—Add "Whether or not" at the beginning of the sentence to match the remaining subsections.
- Section 17.02--Make consistent with language in Section 16.02.

- Section 18.07—Create “N” with language from Section 17.06 regarding External Impact Standards.
- Section 20.01—Delete “nor shall any use of land be commenced,”.
- Section 20.03 A-1—Change the word “exhibits” in the first line to “demonstrates”.
- Section 20.03 C—Change “20.11” to “20.03” in the second line.
- Section 20.13 A—Change “or” to “of”.
- Section 20.16 D-2b—Change “20.03 B) hereof” to “20.16 B above”
- Section 23.02--Delete “nor shall any use of land be commenced,”.
- Section 25.04 D—Add “by” after “conditional use” in the first line of the first paragraph.

Members then reviewed the document titled Highlights Of Proposed Changes To The Kingston Township Zoning Resolution prepared by Secretary Stites *referenced as Item 1*. Secretary Stites explained the purpose was to provide a general synopsis of proposed text amendment changes for use by township residents, trustees and the newsletter editor. Members felt that the list did provide a general overview of the proposed changes and approved its use with two modifications as follows:

- Add language stating that Article 4-Definitions had been modified so that definitions contained within support proposed text amendment changes.
- Article 20, Bullet #4—Change “fending” to “fencing”.

Discussion then turned to the Preamble. Secretary Stites informed Members that he had been unable complete proposed work to make it more historic than legislative in nature. He indicated that a draft would be completed and ready for discussion at the October 20, 2010 Zoning Commission Meeting. With all text amendment changes made, Executive Director Sanders was again commended for all his efforts and work product throughout the text amendment process. He indicated that he would make the final changes discussed above and forward a final draft document to the Zoning Office ahead of the October Meeting. Members agreed that it was not necessary for Executive Director Sanders to attend the meeting, and that their attention would be directed toward review of the revised draft Preamble and next steps in the text amendment process in compliance with the Ohio Revised Code.

ZONING REPORT:

The August 2010 Zoning Reports to the Trustees *referenced as Item 2* was distributed. Members were advised to contact the Zoning Office with any questions regarding the information contained in the report.

Zoning Secretary Stites distributed a vacancy notice advertised in the township newsletter, posted on the door of the township hall and posted on the township’s website for the Kingston Township Zoning Commission position currently held by Maribeth Deavers and *referenced as Item 3*. Members were advised that Member Deavers had submitted a request for reinstatement consideration but was unable to attend the September 7, 2010 Trustees Meeting. As current township policy requires all appointments or reappointments to participate in an interview with the Trustees during their monthly meeting, the vacancy notice was extended until October 1, 2010 and the position would be filled at the Trustees Meeting on October 5, 2010.

Stites also distributed copies of the solid waste collection bid notice and obsolete township equipment sale notice currently being advertised by the Trustees and *referenced as Items 4 and 5*. Bids for both items will be opened by the Trustees at their October 5, 2010 Meeting.

MEDIA ARTICLES:

- Another Exit From I-71 near SR 36/37, The Columbus Dispatch, September 6, 2010 *referenced as Item 6*.

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. Rewrite the Preamble.

ADJOURNMENT:

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

TIME: 8:50 PM

SUBMITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.

KZC Minutes 09-15-10