

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: February 20, 2013

DATE: November 14, 2012
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:00 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)		
GROVE	YES	X	NO
FILBERT	YES	X	NO
GIFFIN	YES	X	NO
STROHM	YES	X	NO
JEROME	YES		NO X
TALBOTT	YES	X	NO
STITES	YES	X	NO

PUBLIC INPUT/COMMENT:
None—No public in attendance.

APPROVAL OF MINUTES:

Chairperson Filbert asked members if they had any comments or corrections regarding the May 16, 2012 Meeting Minutes. After discussion, Member Grove made a motion to approve the Meeting Minutes. The motion was seconded by Member Giffin and was approved unanimously. Due to lack of eligible Members to vote on the August 15, 2012 Meeting Minutes they were tabled until the next meeting.

OLD BUSINESS:

Member Giffin raised an ongoing concern regarding the lack of construction progress at the house on Blue Church Road indicating local residents are still unhappy with progress.

ZONING REPORT:

The August, September and October 2012 Zoning Reports to the Trustees *referenced as Item 1* were distributed. Zoning Inspector Talbott highlighted several items in the reports including the number of permits issued, the resolution/status of several complaints, and a Board of Zoning Appeals hearing decision. He also distributed and discussed a summary of a recent court case *referenced as Item 2* where the Ohio Supreme Court ruled that townships do not have the authority to assess impact fees which the court viewed as a tax. Additionally, he distributed and discussed demographic information from the Delaware County Regional Planning Office projecting home building permits through 2030 *referenced as Item 3*. Less than 150 new homes are projected for Kingston Township.

Members were informed that Member Filbert had been reappointed to the Zoning Commission to serve a second term ending in August 2017, and were advised that the Zoning Commission Alternate position remains posted with no applications received. Members were provided a copy

of the updated Zoning Commission Roster *referenced as Item 4*, and after review found all personal information was accurate.

Members discussed their Meeting Schedule for 2013, and made a decision to meet Quarterly on the third Wednesday of each quarter; specifically, February 20th, May 15th, August 21st and November 20th. Chairman Filbert made a motion to meet Quarterly on the dates listed above. The motion was seconded by Member Strohm, and unanimously approved.

NEW BUSINESS:

At the request of a Trustee, Members were asked to discuss potential code changes regarding construction of accessory buildings between the roadway and the primary structure on small one acre lots within the township. A large accessory building was constructed in front of the primary structure on a one acre lot along N. 3B's & K Road having met zoning resolution setback requirements. The structure was built in the front yard as the majority of the back yard is occupied by primary and secondary septic field locations. Several neighbors express concern about the location of the accessory structure which blocked historic views up and down the road.

Upon discussion, Members felt that no action should be taken. While the location may be poor taste to some residents, the primary structure could have been built 90 feet off the centerline of the roadway and would have blocked views up and down the road. They also felt that accessory structure options should be afforded residents on small lots, especially when rear yard construction is severely limited by primary and secondary septic fields, as long as existing setback requirements can be met.

FOLLOW UP ITEMS: None

ADJOURNMENT:

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

TIME: 7:45 PM

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.