

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: August 3, 2016

DATE: May 4, 2016
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:01 PM Chairman Filbert

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

APPROVAL OF MINUTES:

Chairman Filbert asked members if they had any comments or corrections regarding the February 3, 2016 Meeting Minutes. After discussion, Member Jerome made a motion to approve the Meeting Minutes. The motion was seconded by Vice-Chair Strohm and was approved—4 votes yes, Giffin abstained.

PUBLIC INPUT/COMMENT: None

OLD BUSINESS: None

NEW BUSINESS:

Zoning Inspector Talbott reminded Members that the Trustees passed a Resolution on April 5, 2016 implementing a one year moratorium on the enforcement of a portion of Section 7.05 (B) dealing with outdoor storage of trailers of any type, boats, motor homes, buses and equipment for a period exceeding 14 days during any calendar year if visible from any adjoining property or roadway, and have requested that the Zoning Commission review the language to ensure enforceability and reasonableness. He reiterated that language regarding inoperable, unlicensed and unused vehicles remains in effect. This information had been conveyed to the Zoning Commission ahead of the meeting by email and *referenced as Item #1*.

After discussion, Members agreed that the current language is difficult to enforce with the Zoning Office open one day per week, that there are a significant number of the prohibited items that are unscreened throughout the township, that some residents on smaller lots have a very difficult time complying with the requirement and that in some situations a screening fence could be worse than having the item in plain view.

As a next step, Members were asked to think about how the language could be changed to be enforceable and reasonable. He informed Members that the Zoning Office will conduct a

physical count of equipment currently being stored in violation of the Zoning Resolution language, survey other township code language/enforcement actions, and will poll resident opinion through an article in the Kingston News in an effort to provide the Zoning Commission adequate background information for determining any needed language changes.

ZONING REPORT:

Zoning Inspector Talbott highlighted several items in the February, March and April 2016 Trustee Reports *referenced as Item 2* including number and type of zoning certificates issued, complaints and summary of several conditional use/variance cases heard by the Board of Zoning Appeals (BZA). Members were informed and discussed a recent conditional use case heard in Berkshire Township by their BZA regarding the use of a residence as a bed and breakfast and the adjacent barn and property as an event center.

A number of newspaper articles from The Delaware Gazette and ThisWeek Delaware from 01-30-16 to 04-11-16 to were distributed for Member information *referenced as Item 3* including Village of Sunbury zoning approvals and proposed development, current and proposed Ohio Department of Transportation roadway construction projects in our area, and major residential development coming to Orange and Berlin Townships.

FOLLOW UP ITEMS: **None**

ADJOURNMENT:

With no further business for discussion, Vice-Chair Strohm made a motion for adjournment. The motion was seconded by Member Giffin and was approved unanimously.

TIME: **8:14 PM**

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.