

**KINGSTON TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

APPROVED: February 8, 2017

DATE: November 2, 2016
LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:00 PM Chairman Filbert

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

APPROVAL OF MINUTES:

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

PUBLIC INPUT/COMMENT: None

OLD BUSINESS: None

NEW BUSINESS:

Zoning Secretary Stites reported that only one resident has shared comments regarding proposed language changes to Section 7.05 (B). On 09-08-16, a Rosecrans Road resident stopped at the Zoning Office to advise that he was supportive of making the trailer rule more reasonable to reflect the rural character of the township. A Kilbourne Road resident telephoned the Zoning Office to ask for clarification but did not offer an opinion on the proposed change. No other telephone calls, in-person inquiries, emails or voice messages have been received.

Chairman Filbert apprised Members of the legal requirements and steps necessary to formalize Zoning Resolution amendments. Members discussed and came to consensus on revised trailer language.

Create 7.03 (N) and 15.03 (J)-Permitted Uses to state: Outdoor storage/parking of trailers of any type, boats, motor homes, recreational vehicles and buses is permitted. No more than 4 total units may be stored/parked which are visible from adjoining properties or roadways. Additional units must be screened from view as specified in Section 7.05 (B).

Change 7.05 (B) and 15.05 (B)-Prohibited Uses to state: Outdoor storage of trailers, boats, motor homes, recreational vehicles and buses **over** 4 total units may be permitted if entirely screened (from view) from adjoining properties or roadways by means of a building or fencing (minimum height 6') if such building or fencing is otherwise permissible under the provisions of this Resolution which are applicable to this District. Junk motor vehicles will be addressed outside this Resolution under the authority of the Board of Trustees granted by the Ohio Revised Code.

Members then discussed recent changes in the Ohio Revised Code 901.80 (A) regarding Agritourism along with recommended Resolution changes to address the issue from Delaware County Regional Planning Director Scott Sanders. Concluding discussion, Members agreed that the following language to Section 6.02 would be finalized at the February 2017 Quarterly Meeting.

Create 6.02 (E)-Agritourism to state: For the purposes of this section "Agritourism" means an agriculturally-related educational, entertainment, historical, cultural or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity within a Farm composed of tracts, lots or parcels totaling not less than ten acres devoted to agricultural production. In an effort to protect the public health and safety of residents and visitors to an Agritourism activity, the following must be provided:

- 1.) Safe and adequate ingress and egress must be maintained at all times.
- 2.) Any structures used primarily for Agritourism must meet the setbacks of the applicable zoning district and shall not exceed thirty-five (35) feet in height. All structures intended for public use shall conform to all applicable regulations for such buildings by the Delaware County Code Compliance Office.
- 3.) All parking demands created by the activity shall be met off the street and shall not be located any closer to the street than the required setback line.
- 4.) Waste materials, solid or liquid, shall not be created on or imported onto the premises at a level that creates a burden on adjoining property. Permanent or temporary sanitary waste disposal shall be provided as regulated by the Delaware General Health District or Sanitary Engineer.

Finally, Members discussed and reached consensus regarding 2017 Zoning Commission Meeting Dates. Due to holiday date conflicts, Members decided that meetings would be held on the second Wednesday of the month on the following dates including February 8, May 10, August 9 and November 8, 2017. Member Strohm made a motion to officially adopt the dates. Member Giffin seconded the motion and was adopted unanimously.

ZONING REPORT:

Zoning Inspector Talbott highlighted several items in the August, September and October 2016 Trustee Reports *referenced as Item 1* including number and type of zoning certificates issued and complaints. Members were apprised of an approaching training opportunity on 11-17-16 by the Delaware County Prosecutors Office regarding Ethics and Public Records Training *referenced as Item 2*. Attendance by board members was approved by the Trustees on 09-06-16.

A number of newspaper articles from The Delaware Gazette, ThisWeek Delaware, Columbus Dispatch and Our Ohio (Ohio Farm Bureau) from 08-02-16 to 09-20-16 were distributed for Member information *referenced as Item 3* including agritourism and pertinent issues facing Kingston and other townships in the county.

FOLLOW UP ITEMS: **None**

ADJOURNMENT:

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

TIME: **8:01 PM**

SUMBITTED BY:

Recorded and submitted by Dave Stites, Zoning Secretary.

KZC Minutes 11-02-16