

**KINGSTON TOWNSHIP ZONING COMMISSION
4TH QUARTER MEETING
WEDNESDAY, NOVEMBER 1, 2023**

Approved: February 7, 2024

DATE: November 1, 2023

LOCATION: Kingston Township Hall
TIME CALLED TO ORDER: 7:08 PM by Chairman Filbert

MEMBERS PRESENT:	(CHECK ONE)			
GROVE	YES	X	NO	
FILBERT	YES	X	NO	
GIFFIN	YES	X	NO	
STROHM	YES	X	NO	
WHITE	YES		NO	X
SMITH, ALTERNATE	YES		NO	X
WILLYERD	YES	X	NO	
CATTRELL	YES	X	NO	
STITES	YES	X	NO	

NEW BUSINESS:

Chairman Filbert departed the normal agenda so that Skip Weiler and the commission could discuss Mr. Weiler's desired amendments to the development plan of Northstar. Discussion centered around minimum lot widths and quantity of lots for each width.

Items discussed included:

- Putting an earth mound with trees along Wilson Road at the proposed school site to minimize impacts to adjacent neighbors on the south side of Wilson Road.
- Verified that approximately 82 additional acres will be deeded to the township.
- If the sewer is not connected to the Township Hall, the Township would like to be compensated for the value of that connection.
- Restrictive language must be changed for any land deeded to the township.
- It was noted the Goldwell Subdivision lot width ranges from 52 feet to 60 feet with an average lot depth of 120 feet.
- The commission reached consensus to consider minimum lot widths, 30% at 55 foot, 30% at 60 foot, 30% at 65 foot and 10% at 70 foot. Minimum side setbacks should be 7 ½ feet with an average 120 feet of lot depth.

APPROVAL OF MINUTES:

Chairman Filbert asked members if they had any comments or corrections regarding the Meeting Minutes dated August 2, 2023. After discussion, Vice-Chair Strohm made a motion to approve the Meeting Minutes. The motion was seconded by Member Grove and approved by a vote of 4-0.

NEW BUSINESS (continued):

Prosecutor Office Training: Chairman Filbert informed the members of the Training being provided to Township Officials including members of this Zoning Commission. Delaware County Assistant Prosecutor V. Villio encouraged members to attend. Dave Stites reminded the members that they will be paid the normal meeting amount for attending.

Development Plan form updates: Dave Stites advised the members of the Commission that the Application for a Major Amendment of a Development Plan has been updated and will be used going forward. The fee for this filing is still being negotiated by attorneys. Dave also gave the members a copy of Page 1 of the Current Development plan of Northstar and page 18 which gives the details of the Northstar Architectural Standards. Discussion followed that the Architectural Standards should stay in the Amended Final Development Plan so that future changes may be approved by the Kingston Zoning Commission and the Zoning Inspector. Finally, Dave Stites added that a Minor Amendment to a Development Plan occurred in 2017. Members were provided a copy of both the original and amended standards.

Election of Officers: Chairman Filbert stated that due to age, desire to do some traveling and their snowbird activities, he will be resigning at the end of August in 2024. He has served since 2008 and been the Chairman since 2010. Discussion ensued.

The floor was opened for officer nominations by Chairman Filbert. Member Grove nominated Tom Filbert for Chairman, 2nd by Member Giffin. Passed 4-0. Chairman Filbert nominated Dick Strohm for Vice-Chairman, 2nd by Member Grove. Passed 4-0.

Meeting Dates for 2024: There was discussion about frequency and dates for Zoning Commission Meetings next year. Motion by Chairman Filbert and 2nd by Vice-Chairman Strohm, that meetings will continue to be quarterly and on the following dates: Wednesdays, February 7th, May 1st and August 7th and Wednesday, November 6th. Passed 4-0.

Public Comments Policy: Chairman Filbert stated that he felt the Zoning Commission needed to adopt a policy limited the length of comments by any member of the public at Public Hearings. He suggested a limit of 3 minutes. Motion by Vice-Chairman Strohm, 2nd by Chairman Filbert. Passed 4-0.

PUBLIC INPUT/COMMENT: None

OLD BUSINESS: None

ZONING REPORT: Inspector Willyerd presented the Zoning Reports for August, September and October of 2023.

FOLLOW UP ITEMS:

Continued from previous meeting: Requested that the Township Zoning Secretary ask Scott Sanders of DCRPC for information of action other townships are taking about small solar facilities and short-term rental issues.

ADJOURNMENT:

Chairman Filbert informed the members that while he is gone for the winter, Vice-Chairman Strohm will represent the commission to the Kingston Township Plan Strategic Planning Committee.

With no further business for discussion, Vice-Chairman Strohm made a motion to adjourn. The motion was seconded by Member Giffin and was approved unanimously, 4-0.

TIME: 9:39 PM

NEXT SCHEDULED MEEING: February 7, 2024, 7:00 pm

SUMBITTED BY:

Recorded and submitted by Bernie Cattrell, Zoning Secretary

KZC Minutes 11-01-23