

**KINGSTON TOWNSHIP ZONING COMMISSION  
2<sup>ND</sup> QUARTER MEETING  
WEDNESDAY, MAY 1, 2024**

**Approved: 11-06-2024**

**DATE: MAY 1, 2024**

**LOCATION: Kingston Township Hall**  
**TIME CALLED TO ORDER: 7:00PM by Chairman Filbert**

<b>MEMBERS PRESENT:</b>	<b>(CHECK ONE)</b>		
<b>GROVE</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>FILBERT</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>GIFFIN</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>STROHM</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>WHITE</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>SMITH, ALTERNATE</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>WILLYERD, INSPECTOR</b>	<b>YES</b>	<b>X</b>	<b>NO</b>
<b>STITES, SECRETARY</b>	<b>YES</b>	<b>X</b>	<b>NO</b>

**APPROVAL OF MINUTES:**

Chairman Filbert asked members if they had any comments or corrections regarding the 1<sup>ST</sup> Quarter Meeting of February 7, 2024 Minutes. Member White made a motion to approve the Meeting Minutes. The motion was seconded by Vice Chair Strohm and approved unanimously.

Chairman Filbert then asked members if they had any comments or corrections regarding the SPECIAL Meeting of April 3, 2024 Minutes. Vice Chair Strohm made a motion to approve the Meeting Minutes. The motion was seconded by Member Grove and approved unanimously

**OLD BUSINESS:**

Further Major Amendment to the Northstar Final Development Plan updates were presented by Skip Weiler. Also involved in the presentation were Dave Fisher, Paula Sloan of Nationwide Realty and Matt Kelahan and Jim Hilz of Del Webb.

Jim Hilz stated that they met with the Big Walnut School District Superintendent and Fiscal Officer on April 22<sup>nd</sup>. The school district still doesn't know if they will need the land set aside for them but should know within the 20 year window for them to be given the land which will begin once the zoning is approved. The 20 acres and title for the land will be held by Nationwide until needed by the school district. The school site will have mounding and vegetation screening along Wilson Road and the development home sites.

Mr. Hilz also stated that they met with the Delaware County Engineer twice and they are aware of the traffic speed concerns on Wilson Road by area residents. Mr. Hilz presented a report prepared by Trans Associates Engineering Consultants, dated April 22, 2024, which compared a typical 570 single family dwelling unit subdivision with a single family adult community. The report indicates

that the Del Webb senior adult community would likely generate less than half the number of daily trips versus a typical subdivision: 5,190 weekday daily trips versus 2,529 for a senior adult community.

Finally, Mr. Hilz listed the following lot size specifications and home valuation costs.

The first three specifications are for the 570 lots in the Del Webb portion of the property:

46 feet wide	maximum of the 25% of the lots	(143)	\$485,000
52 feet wide	minimum of 60% of the lots	(342)	\$545,000
66 feet wide	minimum of 15% of the lots	(85)	\$615,000

Pulte portion of the property:

80-90 feet wide	22 (54)	\$700,000
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(22 lots in Kingston Twp. and 32 lots in Berkshire Twp.)

Other topics discussed included:

- Concern was expressed about the S/E loops of the property in Del Webb being small lots that could be viewed from Wilson Road. Del Webb responded that the smaller lots would be moved to the interior and that they would upgrade materials on the side of homes potentially visible from Wilson Road. They pointed out that the Del Webb home sites will be approximately 450 feet off of Wilson Road with the larger Pulte home approximately 250 feet from Wilson Road.
- Golf course is a positive for Del Webb. Del Webb was asked to ensure adequate buffer be designed into their plan, like the buffer between the golf course and existing homes and that the rural character of the township be maintained throughout their design process.
- An audience comment was made regarding Intel influence and need for Senior Management housing. The comment was made to justify their desire to see the original development plan constructed.
- Will the playground and bike/walking paths be accessible by those outside of the Del Webb/Northstar community? The answer is yes and will be put in written HOA Agreement.
- A question was raised regarding the direct discharge permit status for the Northstar Sewer Plant. Members were advised that Delaware County has applied to the Ohio EPA and are optimistic for approval. Approval would eliminate spray field limitations on property deeded to the township previously.
- Area residents have talked to the County Engineer about the need for an additional safe pedestrian crossing or a multi-use path on the south side of Wilson Road. Can Northstar help with this? Answer – Skip and Nationwide will try to address outside of Del Webb.

**NEW BUSINESS:**

On April 29<sup>th</sup> Tom Filbert attended the first of a four part zoning training led by the DCRPC. Member Smith had a conflict and plans to attend the rest of the sessions along with Tom.

**PUBLIC INPUT/COMMENT:** None outside of those listed under the Major Amendment to the Northstar Final Development Plan.

**ZONING REPORT:**

Zoning Inspector Willyerd for February and March, 2024 (attached).

**FOLLOW UP ITEMS:**

Discussed the ongoing monthly Kingston Township Strategic Planning Committee meetings.

**ADJOURNMENT:**

With no further business for discussion, Member White made a motion to adjourn. The motion was seconded by Vice Chair Strohm and was approved unanimously at 8:45 pm.

**Next Meeting:** 8/7/24 at 7 pm

**SUMBITTED BY:** Recorded and submitted by Bernie Cattrell, Zoning Secretary.

KZC Minutes 05-01-2024