

**KINGSTON TOWNSHIP ZONING COMMISSION
SPECIAL MEETING
WEDNESDAY, APRIL 3, 2024**

Approved: May 1, 2024

DATE: APRIL 3, 2024

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

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

VINCE VILLIO, Asst. County Prosecutor (representing Kingston Township)

APPROVAL OF MINUTES: None

PUBLIC INPUT/COMMENT: None

OLD BUSINESS:

In attendance with Mr. Weiler were David Fisher, company attorney, Paula Sloan, of Nationwide Realty Investors, and Matt Kelahan and Jim Hill, of Del Webb a division of Pulte Homes.

During their presentation, the following points were made:

- Mr. Weiler indicated that they felt Del Webb was the “best in class” in terms of a company that designs and builds a quality product complimentary to the Northstar name.
- They are proposing no additional homes, and the 592 lots remaining will be moved to the west end of the property away from Wilson Road and visibility of existing Northstar homeowners.
- The proposed site plan will encompass 256 acres. The estimated build-out is 6 to 9 years.
- The proposed school site will be moved to front Wilson Road and will have earth mounding to screen it from the road and adjacent neighbors of the south side of Wilson Road.

- Clustering the remaining lots on the west end will open up more open space to the north. This open space will be deeded to Kingston Township for additional farmland.
- The internal road system will be reduced by 25%, total open space will be approximately 160 acres and the township farmland will increase by approximately 100 acres.
- If the amendment is approved, all open space committed to the township will be deeded in perpetuity immediately. They are still working with Delaware County to obtain EPA approval for sewer plant direct discharge into Little Walnut Creek. Once achieved, the spray field component for the township's farmland goes away.
- After approximately 20 years, this will finally complete the development of Northstar which takes annexation off the table and prevents the additional development of rental single family homes.
- They propose detached patio homes targeting active adults 55+ with a boulevard entry feature overlooking the golf course, entry sign that gives a sense of arrival, indoor and outdoor amenities and gathering spaces to help build a sense of community. Pocket parks will be strategically located throughout the area, and the design will accommodate golf cart usage.
- 1400 street and pocket park trees
- A significant club house will be located at the end of the entry boulevard featuring meeting space, swimming pool and outdoor game courts.
- The community will have a lifestyle director to plan and implement classes and activities such as card tournaments and game nights.
- Having listened to township preferences, several guiding principles will drive the design including:
 - Preservation of the rural character
 - Rural fencing and landscape along Wilson Road
 - Preservation of existing natural resources on the site
 - Retention and preservation of farmland
 - Preservation of scenic vistas
 - Connectivity with a bike path to the township hall and park and linkage to existing Northstar paths.
- Very few lots will be back-to-back with the majority overlooking the golf course and preserved woodlands.
- To serve a broad range of customers, their proposal is for 46', 52' and 66' lots. In addition, they propose 54 homes at the southwest end of the site adjacent to Wilson Road that will accommodate single family homes with 80' to 90' foot widths.
- The proposed square footage of homes is as follows:
 - 1,400 SF 46' lots
 - 1,600 SF 52' lots
 - 2,200 SF 66' lots
- An estimated home price point will range from \$400,000 to \$600,000. They will come back with more detail at the next meeting.
- The adjacent Goldwell area in Berkshire Township will have 121 homes when completed with an average price per home of \$543,000.
- Customers will be buying into a "Maintenance Free Lifestyle" driven by membership in an HOA. The HOA will be separate but part of the existing overall HOA for Northstar.

The HOA will be in place before the first lot is sold. The HOA will maintain community facilities including the club house, pool and other amenities.

- Del Webb pointed out that the average age of homeowners in their communities is 62, the average household size is 1.8 persons, they are estimating the school impact at only 129 new students, and that the patio homes have been shown to decrease traffic impacts on adjacent roadways and generate fewer trips per day.
- While a departure from the original Northstar Final Development Plan, they believe that the proposed Del Webb community will serve a market for 55+ home buyers, will add value to Kingston Township and will be something that the residents of Kingston Township will be proud.
- Del Webb locations (3) in Indianapolis will be comparable with this proposal.
- The existing golf course is private but occupants of the residences in this development can obtain membership.
- Envision golf cart use within the HOA but would have to be street legal per Ohio law
- Paths would be open to non-development residents and connected to other area paths
- The golf course is private, but occupants of the newly developed areas can purchase membership in the golf club.

After the presentations and discussion, Mr. Weiler indicated that they would be willing to return to continue the informal discussion at the May 1st meeting of the Zoning Commission. The Kingston Township Zoning Committee was in concurrence.

NEW BUSINESS: None

ZONING REPORT: None

FOLLOW UP ITEMS: None

ADJOURNMENT:

With no further business for discussion, Chairman Filbert asked for a motion to adjourn. The motion was made by Member White, seconded by Member Giffen and was approved unanimously, 5-0.

TIME: 8:30 PM

NEXT SCHEDULED MEEING: May 1, 2024, 7:00 pm

SUMBITTED BY: Recorded by Bernie Cattrell, Zoning Secretary

KZC Minutes 04-03-24