

**KINGSTON TOWNSHIP ZONING COMMISSION  
SPECIAL MEETING MINUTES**

**DATE: March 22, 2007**

**DATE APPROVED: May 16, 2007**

**LOCATION: Kingston Township Hall**

**TIME CALLED TO ORDER: 7:00PM**

<b>MEMBERS PRESENT:</b>	<b>(CHECK ONE)</b>		
<b>BURRELL</b>	<b>YES</b>	<b>x</b>	<b>NO</b>
<b>AKERS</b>	<b>YES</b>	<b>x</b>	<b>NO</b>
<b>GROVE</b>	<b>YES</b>	<b>x</b>	<b>NO</b>
<b>COPE</b>	<b>YES</b>		<b>NO</b> <b>x</b>
<b>HARSANY</b>	<b>YES</b>	<b>x</b>	<b>NO</b>
<b>DEAVERS</b>	<b>YES</b>	<b>x</b>	<b>NO</b>
<b>TALBOTT</b>	<b>YES</b>	<b>x</b>	<b>NO</b>
<b>STITES</b>	<b>YES</b>	<b>x</b>	<b>NO</b>

**BZA MEMBERS PRESENT:**  
None

**PUBLIC PRESENT:**  
None

**PUBLIC INPUT/COMMENT:**  
None

**APPROVAL OF MINUTES:**  
A motion to accept the February 22, 2007 Meeting Minutes as amended was made by Akers, seconded by Deavers and approved unanimously.

A motion to accept the March 13, 2007 Meeting Minutes was made by Grove, seconded by Akers and approved unanimously.

**OLD BUSINESS:**  
The Zoning Commission completed a page by page review of the Working Draft, Article VIII, Planned Residential Development dated March 15, 2007. Secretary Stites on attached **Exhibit 1** recorded the individual revisions. The members approved each change. As instructed, Secretary Stites communicated all changes to Consultant Tom Bowlus, Poggemeyer Design Group via telephone on March 23, 2007. Consultant Bowlus was advised to have two corrected versions forwarded to the Kingston Township Zoning Office via e-mail file attachment by 12:00PM on March 23, 2007; one final, revised version and one final, revised version with strikeouts showing the changes. Both documents were received as instructed.

**KZC SPECIAL MEETING 03-22-07**

E-mail comments made to the Zoning Commission on March 18, 2007 regarding PRD Open Space Considerations from Jim Martin, Chairman, Board of Zoning Appeals, were discussed. A copy of the e-mail comments is attached as **Exhibit 2**. The Commission felt unanimously that the comments had been addressed adequately in the revised document.

**NEW BUSINESS:**

Bob Talbott informed the Commission that he had completed a second review of the Final Development Plan for Northstar (submitted December 15, 2006), and had rejected the plan as outlined in a letter to Jeff Strung, EMH&T, Inc. dated March 20, 2007. A copy of the letter is attached as **Exhibit 3**.

After the Commission reviewed a draft motion, Akers made a motion proposing the adoption of an amendment to the Township Zoning Resolution, seconded by Harsany and unanimously approved by roll-call vote as follows (copy attached **Exhibit 4**):

Deavers	Yes
Akers	Yes
Harsany	Yes
Grove	Yes
Burrell	Yes

Commission member Deavers then made a motion to adopt a resolution to set a public hearing date on the proposed amendment to the Township Zoning Resolution, to advertise the same and to notify the Delaware County Regional Planning Commission, seconded by Grove and unanimously approved by roll-call vote as follows (copy attached **Exhibit 5**):

Deavers	Yes
Akers	Yes
Harsany	Yes
Grove	Yes
Burrell	Yes

**REGIONAL PLANNING UPDATE:**

None

**RESULTS OF BOARD OF ZONING APPEALS HEARINGS:**

None

**ENFORCEMENT ACTIONS (PERMITS/VIOLATIONS):**

None

**FOLLOW UP ITEMS:**

**KZC SPECIAL MEETING 03-22-07**

The Commission agreed that two items should be addressed during the next revision of the Article VIII, Planned Residential Development, Kingston Zoning Resolution including adding language to address Flag Lots and Density Bonus.

**ADJOURNMENT:**

**MOTION:**

A motion to adjourn was made by Grove, seconded by Akers and approved unanimously.

**TIME: 8:51PM**

**SUMBITTED BY:** Dave Stites, Zoning Secretary

KZC Special Meeting Minutes 03-22-07