



## THE EXPRESS-TIMES

### Little land said left to develop in Forks

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FORKS TWP. | The township zoning officer said Monday that less than 200 acres remain to be developed in the township.

It was the 18th hearing regarding developer KMRD's substantive challenge to the township's zoning ordinances, and township attorneys reiterated the point that farmed land counts as developed land

Tim Weis said he drove the township and created a map pointing out which parcels are farmed, which are not and what remained developable. He came up with 186 acres, which excludes about 200 acres that township engineer Fred Hay had said might be developed.

Weis excluded the 200 acres because it is flood-prone or too steep to build on.

KMRD attorney John VanLuvanee asked about much of the current residential area of the township and what it was before becoming houses, condominiums and shopping centers.

Weis said most of the township was farmland. He added that Riverview Estates had trails and a barn.

"When I was a kid, I rode horses there," Weis said.

The Kings Mill development proposed by KMRD consists of 3,000 town homes, apartments and mobile homes on about 440 acres.

Township Attorney Steve Goudsouzian pointed out that two of the developer partners to KMRD, J.T. Maloney and Nic Zawarski, have each had multiple opportunities to build large housing developments on other tracts but have declined.

After testimony ended, VanLuvanee asked for a slew of township records regarding zoning rules. He asserts that four prior amendments to the township's zoning ordinances were not adopted properly so all the township zoning rules should be thrown out.

Goudsouzian said he was prepared to hand over the 300-page zoning rules adopted in 2006. He said if those rules were adopted properly any subsequent challenge would be moot.

VanLuvanee demanded similar documents for the three previous sets of zoning rules adopted prior to 2006.

The next hearing concerning the development is set for Monday.

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