

Village of Kirkersville  
Zoning and Planning Board

April 27, 2022

Opening: Mr. Engel called the meeting to order at approximately 7:01 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Dave Engel, Jim Kincaid, Terry Ashcraft, and Randy Stoll. Debbie Seymour was not present. Also present were Solicitor Brian Zets and Zoning Clerk Vicki Coe.

Motion to Approve Minutes of October 13, 2021: 1<sup>st</sup> by Jim Kincaid; 2<sup>nd</sup> by Terry Ashcraft. Following vote on the motion is recorded; yea, 4; nay, 0. Minutes are approved.

Board Poll: None.

Public Poll: None

Board Discussion:

- (1) Discussion of approximate 72-acre property owned by David Coe that borders I-70 and Palmer Road. 5010 Palmer Road. Parcel 026-080070-00.000. Nate Green of Montrose Group with John Bumgarner of Almire (sp?). Two warehouses.

Mr. Bumgarner presented his company, Almire, an employee-owned Cincinnati company since 1894 that builds warehouses and multi-property buildings.

Planned at the Kirkersville site:

- 1-2 buildings for e-commerce or logistics
- No heavy industrial
- Road, utility, and infrastructure improvements
- Light manufacturing or business zones
- 50-55 feet high; any change from VOK 35 feet limit to be worked out

- 1 mile sq. ft. building footprint

Other information disclosed during discussion:

- Access either by Palmer Road or off Route 158 is not worked out
- Water & sewer not yet estimated
- No tenants yet
- 250-500 employees is usual for this size building
- Plan to be good neighbors with buildings set several hundred feet off road, buffers, screening, and mounding
- Plan to relocate stream but keep it functioning
- Will work with fire department to meet district requirements
- Access to I-70 will be Route 158 and possibly Palmer Road; no traffic through Village
- Will hold hearings for community information and input
- Look forward to working with Village in a positive way

(2) Discussion of approximate 100-acre property (82-acre) parcel according to Licking County Auditor Website) owned by Howard & Rosemary Emswiler. Parcel 099-018192-00.000. Todd Ward, Sr. VP of Planning, representing Red Rock Development of North Carolina. Two warehouses.

Planned at the Kirkersville site:

- 600,000 sq. ft. distribution center built as a spec building
- a second building of undetermined size

Other information disclosed during discussion:

- 80-90 % of their tenants are logistic distribution

- Approximately 1 employee per 1200 sq. ft. of warehouse
- No manufacturing sounds or odors; most likely assembly only
- No retail
- Access will be Route 158 to I-70; not through Village; will work with Village and ODOT for preferred truck route; cited past work using “No Thru Truck” signs
- Warehouse jobs currently average \$20+ per hour; some \$30 per hour
- Will discuss PUD with Brian Zets
- Plan to complement the Village’s vision
- Will ask for traffic study and will share results with Village; will request turn lanes
- Sight from road will be landscaped and the building will be pretty
- Will hold community meetings to make people aware; open and transparent communication
- Will connect to SWL Water & Sewer

The Board discussed SWL proposed plans for a new plant in Etna, south of I-70, as it pertains to alleviating demand on current plant.

Motion to Adjourn: 1<sup>st</sup> by Jimmy Kincaid, 2<sup>nd</sup> by Terry Ashcraft. All in Favor. 7:45 pm.

Respectfully submitted by Zoning Clerk Vicki Coe.

These minutes are unofficial until approved by the Zoning and Planning Board.

Approved by the Board this 29 of June, 2022.

Terry Ashcraft      Dave Engel    Jimmy Kincaid      Debbie Seymour    Randy Stoll