

Village of Kirkersville  
Zoning and Planning Board Meeting Minutes

July 27, 2022

Opening: Dave Engel called the meeting to order at approximately 6:07 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, Jim Kincaid, Debbie Seymour, and Jack Christy.

Also present were Randy Stoll and Vicki Coe.

Dave Engel introduced the new Zoning Inspector, Jack Christy, who was hired July 6, 2022.

Motion to Approve Minutes of June 29, 2022: 1<sup>st</sup> by Debbie Seymour; 2<sup>nd</sup> by Jim Kincaid. Following vote on the motion is recorded; yea, 4; nay, 0; abstain by Jack Christy. Minutes are approved.

Board Poll: None.

Board Discussion:

- (1) Discussion of information presented by Red Rock Development for proposed plans on Parcel 099-018192-00.000, know as the Timmons property, located on West Main Street.

Representative not in attendance.

Randy said he asked the Developer to submit preliminary information to the Board to evaluate. His review comments are that the project will require annexation. A traffic study is needed for access to the bypass to I70; there is concern about coming into town and trying to turn on Outville Road. How much sewage they will be generating? Usually, flow is measured by run time meters on the pumps. We will do a flow study for accurate quantity of incoming to plant. Lighting needs addressed; low light levels need demonstrated. These are all customary requirements paid for by the developer. It will take about an hour to install flow meters.

## (2) Working Session on changes to Village Zoning Ordinance

Decided: copies of the zoning ordinances of Shawnee Hills and Hebron will be made available to members of the Zoning Board as a starting point for Village ordinance revisions. Clerk will provide copies by the August 3 Council Meeting.

Suggested:

- Ability to manage growth
- Comprehensive schedule of fees to cover costs
- Update the map to correct any terminology conflicts between the map and the code
- Maintain the residential feel on Main Street, with a balance between business and residences
- Develop a comprehensive plan that will inform zoning changes and to protect what the Village wants to protect
- Locate the current comprehensive plan in the Zoning files
- Get it right the first time
- Changes that are good for everybody; involve broad public input

Karen Kessler, owner of 152 & 160 E. Main St., said ORC 303 informs about zoning changes.

Debbie Yost, Zoning Administrator of Granville, offered her assistance in the process. She suggested the Village as a whole must decide what you want to be, what to embrace, what to rule out, what to protect.

Nick Takach, Council Member, offered his help to get info out to Village.

Next meeting: Wednesday, August 24, 6:00 pm.

Motion to Adjourn: 1<sup>st</sup> by Jim Kincaid, 2<sup>nd</sup> by Debbie Seymour. All in Favor. 6:58 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 28<sup>th</sup> of September, 2022. Terry Ashcraft \_\_\_\_\_

Dave Engel \_\_\_\_\_ Ted Eppley \_\_\_\_\_ Debbie Seymour \_\_\_\_\_ Jack Christy \_\_\_\_\_