

Village of Kirkersville
Zoning and Planning Board

June 29, 2022, 7:00 pm

Opening: Mr. Engel called the meeting to order at approximately 7:02 pm and opened with the Pledge of Allegiance.

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

Also present were Solicitor Brian Zets and Zoning Clerk Vicki Coe.

Motion to Approve Minutes of April 27, 2022: 1st by Jim Kincaid, 2nd by Terry Ashcraft. Following vote on the motion is recorded; yea, 4; nay, 0; 1 abstain by Debbie Seymour. Minutes are approved.

Board Discussion:

- (1) Discuss an application from Southwest Licking Community Water & Sewer District for access, along 1st Street between South Alley and Route 40/Main Street, to parcel #25-080076-00.000, located south of the Village of Kirkersville.

Andrew King, Chief Legal Council for Southwest Licking Community Water and Sewer District, presented the application.

Mr. King presented the water district is in process of purchasing a well site. The access point for service would be through an old agriculture gate. The plan includes putting down gravel to the well head area and fencing. The site will require occasional maintenance. As explained in his letter, Regional Planning requested that the Water District get permission from the Village of Kirkersville for access.

Mr. Engel asked if the access will be similar to the well access on Gale Road between the Wastewater Treatment plant and the creek. Mr. King confirmed.

Mr. Kincaid asked if the ultimate goal is to run a water line from the well to 5th Street. Mr. King said it is yet to be determined, but the desired direction of water lines would be toward Outville Road, then north toward the Timmons property, and then to York Road. A line running north along 1st Street, adjacent to the funeral home, to Route 40 would be an alternative.

Mr. Ashcraft asked how many wells are there now. Mr. King said two wells are planned, one well south of Muddy Run, which is being discussed tonight, and a second well further south toward Van Buren Acres.

Mr. Ashcraft asked if it was 12 acres. Mr. King confirmed.

Ms. Seymour asked if it was Van Buren land. Mr. King said it is Nelson land.

Mr. Ashcraft asked if there were test wells already drilled and were they good. Mr. King confirmed.

Mr. Ashcraft asked how deep they are. Mr. King said to ask CJ, the General Manager.

Mr. King informed that the plan allows for up to 3 million gallons per day to serve growth in the area. The wells are separate from the development on Nelson property.

Mr. Zets directed the discussion from the impact of the wells on the Village back to the application for access.

Mr. Kincaid asked if access would use 1st Street and South Alley. Mr. King confirmed.

Mr. Ashcraft asked about water line out to Outville. Mr. King explained this would be a raw water line running to plant. The goal is to stay out of the Route 40/ Outville Road intersection. They reached out to property owners for easements. Judy Casto, owner of 103 – 107 W. Main Street, confirmed she was one of the owners.

Mr. Engel asked if it is only a well site, not a treatment plant. Mr. King confirmed, but deferred to CJ for final answer. He said it will essentially be a guy in a truck occasionally.

Mr. Ashcraft asked if there would be buildings. Mr. King said no, they were not planned.

Jon Parrish, 445 E. Main Street, asked how pumping will affect Village water levels. Mr. King said process will include studies on the effects. The Water District intends to be a long-term partner with VOK residents.

Mr. Engel redirected discussion back to the application.

Mr. King said the District is requesting notice that there is no objection to a truck entering and exiting the site through the Village.

Mr. Engel asked what size truck, is it just a pickup truck. Mr. King said it wouldn't be "only" a pickup, but that is the expectation.

Mr. Zets said there is a legitimate question of where the access is and what will go in and out.

Mr. Stoll explained from the drawing the existing driveway access will be T-ing into South Alley creating an intersection at 1st Street. Typical well field access is by a pick-up truck, service utility vehicle, but to dig the wells, a well-digging rig will have to be taken down 1st Street. He asked if there are any other accesses to the property. Mr. King answered not now, but it is possible.

Discussion of ideas for multiple areas of access for test well drilling; access through the cemetery could be considered, but the bridge can't handle large trucks; off Outville Road; etc.

Mr. Ashcraft asked if the District would pave the alley that is currently tar and chip. Mr. King has no authority to answer. If there needs to be another discussion about access, that can happen.

Todd Merry, 9741 Outville Road, told of Phase 4 plans for the same area as introduced at the Harrison Township Zoning meeting last night (June 28).

Mr. King stated this is the only access point in this discussion. It is currently used and intended for minimal impact.

Mr. Engel brought up concern about effect on condition of roads. We don't want to give access and then have semi-trucks, etc tearing it up. Mr. King gave another existing well site as the example for expected use.

Mr. Zets suggested the Board may consider future improvements, will it stay the same, will it continue to have a gate, will it be closed or open, and stated those details are not in the request.

Mr. Seymour stated the map and application don't give enough information; exactly where; how a well truck will fit down the alley.

Mr. Engel asked if anything larger than a well driller would drive there. Mr. King didn't see that there would be. Mr. Stoll said probably not. Mr. Kincaid added it wouldn't be every day.

Mr. Engel asked for specifics in the request. Mr. Kincaid pointed out on the map. The Clerk showed the original map which has the entrance marked in red.

Ms. Seymour would like Randy Stoll, Village Engineer, to look at the site.

Mr. Engel stated Village would like a fence and restricted access, as probably would the District also. Mr. King confirmed, but has not been sent to negotiate.

Mr. Stoll proposed the application be more specific and state that the project is for wells, and to make clear there will be no building and employees. A future change of use will need to come before the Village.

Mr. Stoll pointed out a minor error on map: a switch of Village of Kirkersville and Harrison Township on the north border of the Village. Mr. King said the District has an exclusion radius that prevents certain things around the well-head, including buildings. Mr. Stoll informed it is 300 feet.

Mr. Stoll asked that the application state the purpose is for a well field to prevent an administration building or water plant from ever going in. Mr. King said he can't object if conditions are consistent with the use as stated, but clarified that the parcel does not have Village frontage.

Mr. Engel pointed out #9 on application.

Mr. Zets advised, as Mr. Stoll said, they could put conditions on permission. Mr. King said as public water supply, the District must abide by certain criteria.

Mr. Kincaid said they could grant access with condition to maintain the gate and road use conditions. Changes of use must come back to Zoning. Ms. Seymour agreed. Mr. King restated it will be a production well only.

Mr. Ashcraft is concerned about a discussion he had with someone who stated this needed done to get water up 1st Street to tie into main line to go west on Main Street to 37, over the hill to Hebron and the truck stop and into Union Township. If this is just a right-of-way for the gate or more? Mr. King restated the intention to go west toward Outville Road to tie into existing lines.

Mr. Stoll stated #6 on application is blank. Mr. King said the application doesn't all apply to the situation. There will be no structures.

Mr. Engel asked Mr. Zets for wording.

Mr. Zets: A motion to approve access to parcel 25-080076-00.000 as shown in sketch attached to the application for zoning certificate with the following conditions; the access be used only for the installation, maintenance, and operation of a well field and upon the condition the access be gated and locked at all times when not being used for said access.

Ms. Seymour is concerned about the roads and wants something about South Alley. Mr. Ashcraft is also concerned. Mr. Zets asked if any trucks use South Alley. Mr. Ashcraft answered trash trucks and funeral home deliveries. He said an ordinance limits trucks to state routes. Mr. King said they would cooperate in the future. He understands the concern about roads and will communicate it.

Mr. Kincaid: **A motion to approve access to parcel 25-080076-00.000, as shown in the sketch attached to the application for zoning certificate, with the following conditions; the access shall be used only for the installation, maintenance, and operation of a well field, and upon the condition that the access be gated and locked at all times when not being used by the district for said access. So moved.**

Ms. Seymour: 2nd.

A vote on the Motion: Yes, 4; No, 0. All in favor. Motion approved.

Mr. King: Thank you.

Mr. Engel asked if Council must approve. Mr. Zets said no.

Mr. Zets asked what was needed by the District. Mr. King thinks the Motion is sufficient, but will check.

Board Poll:

Mr. Engel recommended the Board meet on a regular, monthly basis to go over the zoning regulation book.

Mr. Zets informed the PUD application and preliminary plan from Red Rock will not be ready for a July meeting, but probably will be ready for an August meeting.

Mr. Ashcraft informed the Speedway 7/11 development will be coming.

Mr. Engel suggested meetings at 6:00 pm on the 4th Wednesday of the month. The next meeting is set for July 27. All agreed.

Public Poll:

Todd Merry, 9741 Outville Road, asked where Speedway is proposed. Mr. Ashcraft informed it is 11 acres on NW corner of Bypass and Outville Road.

Judy Miller, 103-107 E. Main Street, informed about green space proposals in the flood plain as discussed at the Harrison Township Zoning meeting, including walking paths and picnic tables.

Motion to Adjourn: 1st by Jim Kincaid, 2nd by Terry Ashcraft. All in Favor. 8:16 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 27 of July, 2022.

Terry Ashcraft _____ Dave Engel _____

Jimmy Kincaid _____ Debbie Seymour _____ Randy Stoll _____