

Village of Kirkersville
Zoning and Planning Board Meeting Minutes

November 30, 2022

Opening: Dave Engel called the meeting to order at approximately 6:04 pm and opened with the Pledge of Allegiance.

Roll Call: Present were Terry Ashcraft, Dave Engel, and Ted Eppley. Debbie Seymour was not present.

Also present were Jack Christy, Randy Stoll, and Vicki Coe.

Motion to Approve Minutes of October 26, 2022: 1st by Terry Ashcraft; 2nd by Dave Engel. Following vote on the motion is recorded; Ashcraft-yea; Engel-yea; Eppley-abstain; nay, 0. Minutes are approved.

Board Discussion:

(1) 711 Speedway

Southeastern corner of Parcel #026-080082-00.004

Located at NW corner of Outville Road and the Route 158 bypass

Presentation of proposed project

Presenting: Representatives for the Developer Greg Gallas and Jason Zadeh; Architect, Carter Bean; Civil Engineers Andrew Gardner and Josh Miller of P3.

- 5000 sq ft, gas pumps with canopy, convenience store, restaurant, truck station behind
- Most of site is flood plain which would be elevated
- Split into 2 sites; north of stream would be truck parking, truck fuel center; retention pond; south of stream would be convenience store, restaurant; pedestrian fuel canopy, retention pond, car parking
- Stream will be culverted for traffic in 2 places, plus on Outville Road
- 8.42 acres, zoned B

- Green space; LED lights, zero foot candles at perimeter;
- Brick, metal, synthetic wood, modern
- 3 tall signs, 2 fuel canopies
- Detention ponds, barriers to accessibility, dry basin, landscaped with water tolerant plants, flood plain analysis
- Restaurant is “fast casual” “quick service” “quick service restaurant with fuel”, no table service, no alcohol

Discussion included:

Needed permits and plans for zoning, sign, building, flood plain, parking,

Engineer concerned with stormwater, sanitary sewer (@3000 gal/day, on east side of Outville Rd.), water (supplied by SWLWD, on east side of Outville Rd.)

Randy addressed: light, sound, nuisances, hours of operation, truck traffic, traffic study, stormwater, oil & water separators, signs,

Dave addressed: e-charge plans for future; entrances (stop lights, turn lanes, coordinate with development on east side of Outville Rd to limit traffic lights); detention pond safety; coordinating water management with other new development; contained dumpster enclosures; propane sales;

Ted addressed: 24/7 hours (“yes”), type of restaurant (“quick service”)

Terry addressed: RV sewer dump (“no”), semi-truck parking (“yes”), overnight semi-truck parking (“no”), traffic light on bypass (“no”), gallons of sewage per day (“3000”), showers (“no”), lockers (“no”)

Jack and Randy answered questions and outlined next steps: permit items, review, discussion, application submitted, variances addressed; multiple jurisdictions, Village and ODOT; also must work with Harrison Township for traffic light; First is zoning approval from Village, then Licking County building permit; Army Corp permit takes 4 months; traffic engineer is next; tap fee and usage fees to be discussed; sewer use regulations to be discussed

Target date not set; stream has longest lead time for permit; estimated summer to break ground; traditional 6 month build but this one is bigger; open could be this time next year

Board Poll:

- (1) Dave opened discussion on the zoning fee schedule, especially as pertains to the upcoming warehouse application. Are the fees current? Do fees need updated from 2008?

Jack quoted an estimate for the warehouse permits from the current schedule: \$250 commercial x .10/sq ft = \$160,250.

Discussion: Is this comparable to neighboring jurisdictions? Does this cover Village costs, Engineer's costs, etc? Does an assessment of fees need done before warehouse applications are submitted? How do Village fees effect development?

Randy gave examples of future costs for roads, water, etc that need covered, and agreements for Developer to cover them. Developers sometimes put down a deposit, as a performance bond, with the Village for Engineer costs (reviews, onsite inspections), that then converts to a maintenance fund for infrastructure for a determined period, customarily a year.

- (2) Terry spoke with Nate Green; he is having trouble on the plans to develop property south of 70. Dave explained advantages of a CRA to include the entire Village, which speeds up dealing on tax abatements, helps residents with improvements, smooths the building process.

Motion to Adjourn: 1st by Terry Ashcraft, 2nd by Ted Eppley. All in Favor.
Approximately 7:15 p.m.

Respectfully submitted by Zoning Clerk Vicki Coe.

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

Approved by the Board this 25th of January, 2023.

Terry Ashcraft

Dave Engel

Ted Eppley

Debbie Seymour